



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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99 Oldfield Road  
Altrincham, Cheshire, WA14 4BL



£995,000

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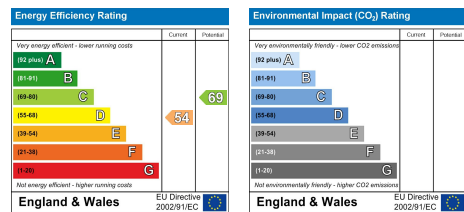


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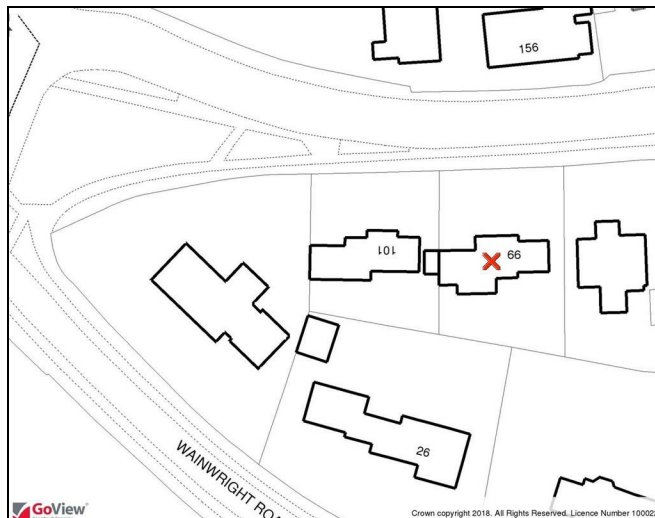
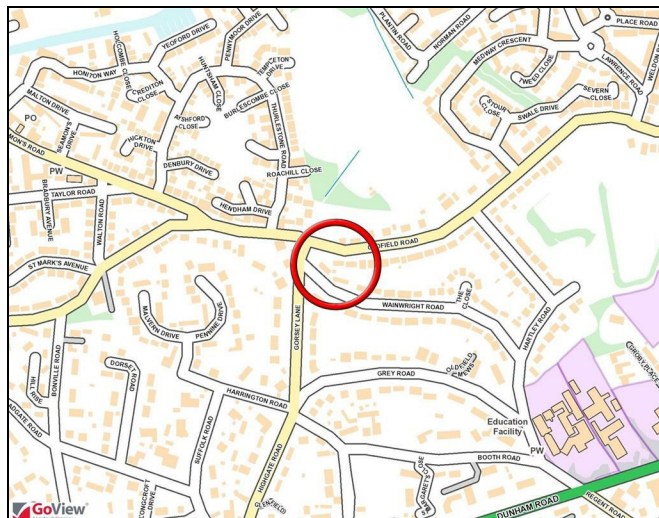


## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



From Watersons Hale office proceed along Ashley Road in the direction of the station, proceeding over the crossings in to the continuation of Ashley Road, and continue to the traffic lights. Turn right onto the continuation of Ashley Road which then becomes Railway Street then forms Stamford New Road. Continue through the town centre to the next set of traffic lights, turning left into Church Street towards the Cresta Court Hotel. At the next set of lights turn right onto the A56 Manchester Road and turn left at the Wheatsheaf Public House into Oldfield Road. The property will be found on the left hand side, shortly after Hartley



# overview

A SUPERB, UPDATED AND IMPROVED DETACHED FAMILY HOME WITH SUNNY ASPECT GARDEN WALKING DISTANCE OF JOHN LEIGH PARK, SCHOOLS AND ALTRINCHAM TOWN CENTRE. 1857sqft.

Hall. WC. Lounge. Family Room. Open Plan Live In Dining Kitchen. Utility. Four Bedrooms. Two Shower Rooms. Driveway. Garage. Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



# in detail

A superb, updated and improved Detached family home located in this desirable area, within walking distance of local schools, shops, John Leigh Park, Altrincham Town Centre, the Metrolink, and popular Market Quarter, Dunham Massey and Dunham Golf course.

The beautifully presented property is arranged over Two Floors with the accommodation extending to some 1857 square feet providing a Hall, Lounge, Family Room, Open Plan Live In Dining Kitchen, in addition to a Utility and WC to the Ground Floor and there are Four Bedrooms, served by Two Bath/Shower Rooms to the First Floor.

Externally, there is a Driveway providing ample off road parking, returning in front of an Integral Garage and to the rear a delightful sunny aspect, lawned Garden.

Comprising:

Covered Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Window to the front elevation. Picture rail surround. Coved ceiling. Stripped and stained floorboards.

Lounge enjoying a dual aspect with bay window to the front elevation and a window enjoying views over the delightful gardens to the rear. To the chimney breast there is a cast iron multi fuel stove with tiled hearth. Stripped and stained floorboards. Picture rail surround. Coved ceiling.

Double doors opening into the Family Room with window enjoying views over the garden and a door provides access to same. Picture rail surround. Coved ceiling.

Open Plan Live In Dining Kitchen is a superb space with clearly defined areas. To the Living Area there are windows to the side and rear elevations and French doors overlook and provide access to the same. Tiled floor. Part vaulted ceiling.

The Kitchen Area is fitted with an extensive range of base and eye level units with granite worktops over, inset into which is a stainless steel, one and a half bowl sink and drainer unit with mixer tap over and granite splashback. There is space for a Range cooker and an American style fridge freezer. Integrated dishwasher. Window to the side elevation. Tiled floor. Access to useful under stairs storage and wall mounted Worcester gas central heating boiler. Window to the front elevation.

Utility Area with built in cupboard with shelving and space and plumbing for a washing machine. Tiled floor Courtesy door to the Garage. Door to the front elevation.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Tiling to the walls and floor. Opaque window to the front elevation.

To the First Floor Landing there is access to Four Double Bedrooms and Two Shower Rooms, One being En Suite to the Principal Bedroom. Two windows to the front elevation. Built in storage cupboard. Loft access point. Picture rail surround.

Principal Bedroom One enjoying a dual aspect enjoying views over the front and rear gardens. Built in Sharps contemporary design wardrobes with sliding doors. Picture rail surround.

This room enjoys an En Suite Shower Room fitted with a contemporary Porcelanosa white suite and chrome fittings, providing a walk in shower with dual attachments and glazed screen, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Extractor fan. LED lighting. Chrome finish towel radiator.

Bedroom Two with window to the rear elevation enjoying views over the gardens. Built in wardrobes providing ample hanging and storage space. Loft access point with pull down ladder.

Bedroom Three with window to the rear elevation enjoying views over the gardens. Built in wardrobes providing ample hanging and storage space. Built in shelving. Picture rail surround.

Bedroom Four with a window to the rear enjoying views over the gardens. Picture rail surround.

The Bedrooms are served by a Family Shower Room fitted with a contemporary Porcelanosa white suite and chrome fittings, providing a walk in wet room style shower with dual attachments and glazed screen, wash hand basin and WC. Wall mounted toiletry cabinet. Chrome finish heated towel radiator. Extensive tiling to the walls and floor. Under floor heating. Opaque window to the side elevation.

Externally, there is a Gated Driveway providing ample off road Parking, returning in front of the Integral Garage with 'up and over' door.

Lawned Garden frontage with well stocked borders with a variety of plants, shrubs and trees.

To the rear, the gardens are an attractive feature with paved patio area adjacent to the back of the house, accessed via the doors from the Family Room and Live In Dining Kitchen. Beyond, the Garden is laid to a lawn with well stocked borders with a variety of plants, shrubs and trees.

The Garden enjoys a mature outlook providing excellent screening and is South facing enjoying a sunny aspect.

Freehold - Council Tax Band G

