



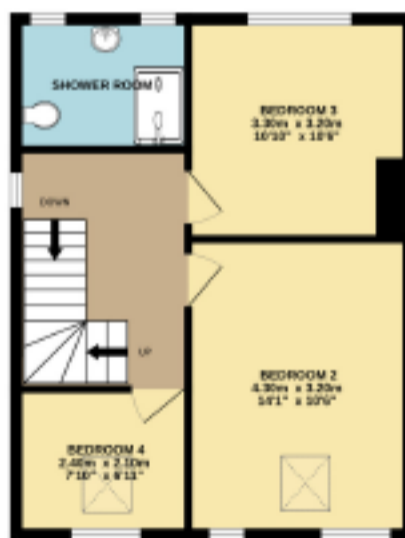
358 OLDFIELD ROAD, ALTRINCHAM,
CHESHIRE, WA14 4QS

John N
Hilditch & Co

Ground Floor
65.8 sq.m. (665 sq.ft.) approx.



1st Floor
42.3 sq.m. (455 sq.ft.) approx.



2nd Floor
29.8 sq.m. (320 sq.ft.) approx.



TOTAL FLOOR AREA : 133.7 sq.m. (1,439 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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358 OLDFIELD ROAD ALTRINCHAM



Occupying an extremely quiet and peaceful section of Oldfield Road, in a highly popular location and within easy striking distance of Altrincham and Hale, this house has had a meticulous programme of complete remodelling and modernisation and now offers beautifully presented accommodation extending to nearly 1500 sq.ft. spread over three floors with driveway space for two/three cars and an abundance of unrestricted on-road parking. Everything is brand new and unused allowing the next owner to benefit from moving into a perfect home.

DIRECTIONS

From the centre of Altrincham, proceed along the A56 towards Sale and turn left into Oldfield Road opposite the George and Dragon Public House. The property will be found on the right hand side just beyond Bonville Road.

GROUND FLOOR

ENTRANCE HALLWAY
 KITCHEN 12'6" x 11'2" (3.80 x 3.40)
 UTILITY ROOM 8'6" x 5'1" (2.60 x 1.80)
 WC
 LIVING ROOM 18'8" x 13'9" (5.70 x 4.20)
 DINING ROOM 12'2" x 10'10" (3.70 x 3.30)

FIRST FLOOR & LANDING

BEDROOM TWO 14'1" x 10'6" (4.30 x 3.20)
 BEDROOM THREE 10'10" x 10'6" (3.30 x 3.20)



Briefly the accommodation comprises a welcoming entrance hallway with under stairs storage, which gives access to a generous L shaped living room with a floor to ceiling window offering plenty of light and bi-fold access to the rear garden.

To the front of the house is a separate dining room, with a beautiful wood effect herringbone porcelain floor which continues throughout the dining room, hallway, kitchen and laundry room.

The kitchen boasts high quality and newly fitted contemporary shaker style cabinets with marble stone tops, brand new appliances including full height integrated fridge freezer, under-counter wine cooler, induction hob and Belfast sink.

Leading through the back of the kitchen is a generous sized laundry room with under unit space for a separate washer and dryer, a second Belfast sink and the same high quality cabinets and marble top with splashback. Off the laundry room is a downstairs WC, which also houses a brand new boiler.

At first floor level, leading from a generous landing, are three bedrooms and a family bathroom. The bathroom has been tastefully tiled in marble with a large walk-in shower.

Completing the accommodation at second floor level is a magnificent master bedroom with en-suite facilities and views towards Manchester. The en-suite houses an oval bath and is again tiled in marble.

Externally there is a secure wrap around garden. The rear garden is a perfect hide away for the adults, with direct access into the lounge from the patio. At the front of the property is a larger garden with a raised sleeper bed and large border. The garden is secured by beautifully hand-crafted steel railings and side gate creating a safe and secure space for children and pets. New, realistic looking artificial lawns have been laid offering little or low maintenance.

Altrincham's busy market town centre is close at hand, the National Trust land at Dunham and Dunham Forest Golf Club are within walking distance and Altrincham town centre with its Metro System into Manchester is within a few minute drive.

BEDROOM FOUR 7'10" x 6'11" (2.40 x 2.10)
 SHOWER ROOM

SECOND FLOOR & LANDING

MASTER BEDROOM 19'4" x 14'1" (5.90 x 4.30)
 EN-SUITE

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band "VACANT POSSESSION UPON COMPLETION"

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	83 B

