



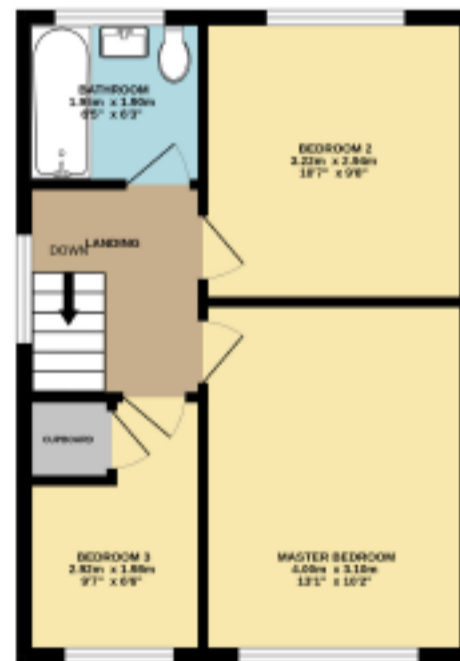
5 DARESBURY AVENUE, ALTRINCHAM,  
CHESHIRE, WA15 8JD

John N  
*Hilditch & Co*

Ground Floor  
34.8 sq.m. (374 sq.ft.) approx.



1st Floor  
35.9 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA: 70.7 sq.m. (761 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, windows, doors 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 for any prospective purchase. 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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## 5 DARESURY AVENUE ALTRINCHAM



Occupying a cul de sac location within walking distance of Altrincham, this house offers well planned accommodation spread over two floors.

Briefly the gas centrally heated accommodation which extends to 760 sq.ft. comprises an L shaped entrance hallway with a useful understairs cupboard, there is a good size living room and separate dining room together with a fitted kitchen.

At first floor level leading from an L shaped landing are three bedrooms and a family bathroom.

Externally are parking facilities and medium sized gardens to front and rear.

Daresbury Avenue is a small cul de sac within ten minutes walk of Altrincham and the Metrolink.

Hale's fashionable village is within ten to fifteen minute drive with its range of shops and restaurants.

The urban motorway network and International Airport are close at hand.

### DIRECTIONS

POST CODE – WA15 8JD

### GROUND FLOOR

HALLWAY  
KITCHEN 11'1" x 7'9" (3.37 x 2.36)  
LIVING ROOM 13'2" x 10'2" (4.01 x 3.10)  
DINING ROOM 10'6" x 8'4" (3.20 x 2.54)

### FIRST FLOOR & LANDING

MASTER BEDROOM 13'1" x 10'2" (4 x 3.10)  
BEDROOM TWO 10'7" x 9'8" (3.22 x 2.94)  
BEDROOM THREE 9'7" x 6'6" (2.92 x 1.98)  
BATHROOM 6'5" x 6'3" (1.95 x 1.90)



### 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 'C'

VACANT POSSESSION UPON COMPLETION

### VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		