



**THE ORANGES, 28 BRADGATE ROAD,
ALTRINCHAM, CHESHIRE, WA14 4QU**

John N
Hilditch & Co



TOTAL FLOOR AREA: 494.2 sq.m. (5320 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.
Made with Metrix ©2024

FLOOR PLANS

Not to Scale. For Illustration purposes only.

162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Web: www.jhilditch.com

NOTICE: John N Hilditch & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of John N Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

John N
Hilditch & Co

THE ORANGES,
28 BRADGATE ROAD
ALTRINCHAM



Constructed in 2005 by Bell Meadow Developments and set behind an impressive gated entrance this fabulous house forms part of a bespoke development of just five houses located on one of Altrincham's most prestigious roads.

Briefly the property which extends well in excess of 5,000 sq.ft. comprises a large welcoming entrance hall, which in turn leads to a beautifully proportioned living room, separate dining room and a high quality refitted kitchen. Completing the accommodation at ground floor level is a good sized sitting room. All these rooms leading from a substantial reception hall.

At first floor level is a fantastic master bedroom suite with dressing room and en-suite, a guest bedroom with en-suite and completing the accommodation on this floor is a fabulous games room which could equally be used as a substantial bedroom and can be accessed from a separate staircase.

Completing the accommodation at second floor level are three further bedrooms two with en-suite facilities all leading from a good sized landing. There is a triple garage with internal access and ample forecourt parking. The house sits in pleasant gardens much of which has been astro turfed to provide an all year round play area.

Bradgate Road is generally regarded as being one of the best addresses in Altrincham and is characterised by a mixture of substantial detached houses.

The house is within walking distance of Dunham Forest Golf Club, open farmland and the National Trust Land at Dunham, whilst Altrincham and its busy market town centre is within two to three minutes drive.

Access to the M56 motorway network is within five minutes drive and Hale's fashionable village is close at hand.

Much care and attention has been spent by our clients who have not only consistently upgraded the house but have done so in a smart contemporary style this offering the house for sale in walk-in condition.

DIRECTIONS

From the centre of Altrincham proceed along the A56 through the yellow speed camera, turning right into Bradgate Road. Follow Bradgate Road to the far end where the property will be found on the right.

GROUND FLOOR

RECEPTION HALL

UTILITY ROOM

WC

KITCHEN 17'9" x 12'10" (5.40 x 3.90)

SITTING ROOM 18'8" x 14'9" (5.70 x 4.50)

DINING ROOM 19'8" x 14'9" (6 x 4.50)

LIVING ROOM 20'4" x 20'0" (6.20 x 6.10)

FIRST FLOOR & LANDING

MASTER BEDROOM 19'8" x 14'9" (6 x 4.50)

EN-SUITE

DRESSING ROOM 14'9" x 14'9" (4.50 x 4.50)

GAMING ROOM (AND BAR AREA) 28'10" x 19'8" (8.80 x 6)

BEDROOM TWO 20'4" x 13'1" (6.20 x 4)

EN-SUITE TWO

WALK-IN WARDROBE

SECOND FLOOR & LANDING

BEDROOM THREE 19'8" x 14'9" (6 x 4.50)

BEDROOM FOUR 14'9" x 14'9" (4.50 x 4.50)

BEDROOM FIVE 20'4" x 13'1" (6.20 x 4)

EN-SUITE FIVE

WALK-IN WARDROBE

BATHROOM



EXTERNALLY

TRIPLE GARAGE 28'7" x 20'0" (8.70 x 6.10)

SERVICES:

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

TENURE:

Leasehold

TERMINATION DATE OF LEASE: 981 Years Remaining

GROUND RENT: £200 Per Annum

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'H'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
60-80	C	77 C	79 C
55-59	D		
30-54	E		
21-29	F		
1-20	G		