

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



Ground Floor 200.1 sq.m. (2186 sq.%.) approx.





1st Floer 180.1 sq.m. (1938 sq.R.) approx.

2nd Floor 111.0 sq.m. (1195 sq.%.) approx.



Hilditch & Co

8.30m = 6.30m

A Bios a 6-Bios 2018" x 1919"

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, nome and any other items are approximate and no responsibility is taken for any error, onission 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 Menopix C2024

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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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.

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" × 14'9" (6 × 4.50) BEDROOM FOUR 14'9" × 14'9" (4.50 × 4.50) BEDROOM FIVE 20'4" × 13'1" (6.20 × 4) EN-SUITE FIVE WALK-IN WARDROBE BATHROOM

EXTERNALLY

TRIPLE GARAGE 28'7" × 20'0" (8.70 × 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

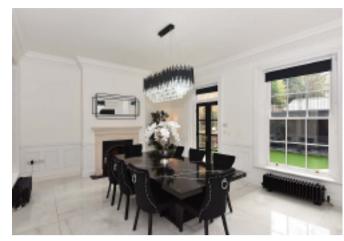
TERMINATION DATE OF LEASE: 981 Years Remaining GROUND RENT: £200 Per Annum

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'H' VACANT POSSESSION UPON COMPLETION VIEWING:

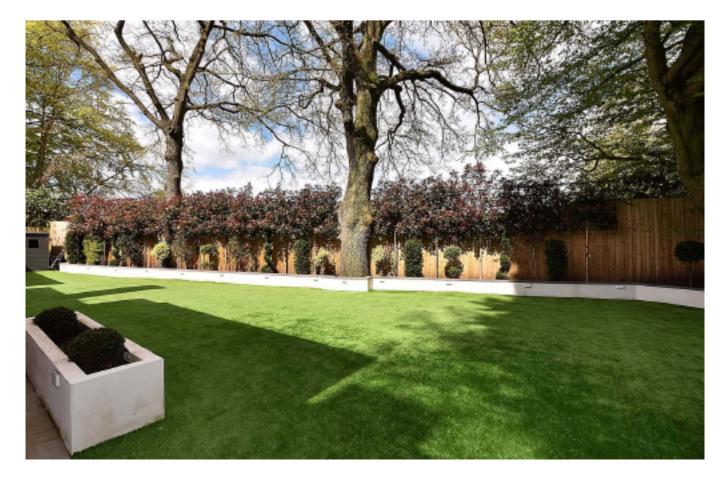
By appointment through the Agent.

THE ORANGES, 28 BRADGATE ROAD ALTRINCHAM









RECEPTION HALL UTILITY ROOM

WC

KITCHEN 17'9" × 12'10" (5.40 × 3.90) SITTING ROOM 18'8" × 14'9" (5.70 × 4.50) DINING ROOM 19'8" × 14'9" (6 × 4.50) LIVING ROOM 20'4" × 20'0" (6.20 × 6.10)

