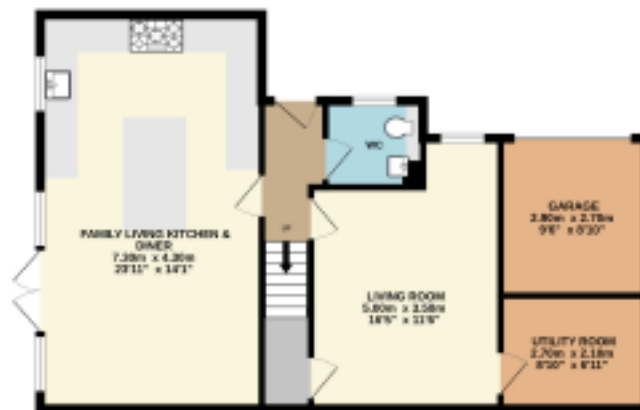




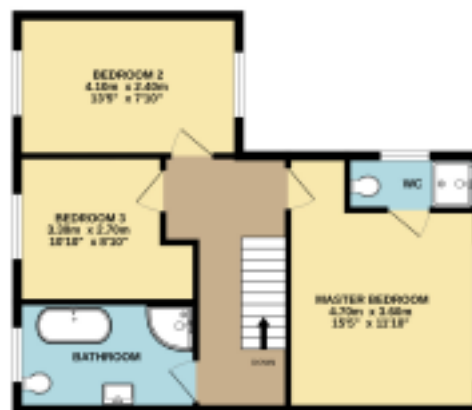
5A THE COTTAGE, HIGHGATE ROAD,
ALTRINCHAM, CHESHIRE, WA14 4QZ



Ground Floor
67.5 sq.m. (727 sq.ft.) approx.



1st Floor
93.7 sq.m. (1011 sq.ft.) approx.



TOTAL FLOOR AREA: 161.2 sq.m. (1738 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown hereon are based on the information given to the agent and are not guaranteed. Made with AutoCAD 1/2/24

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

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(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.





5A THE COTTAGE, HIGHGATE ROAD ALTRINCHAM



Set within easy striking distance of Altrincham and Hale this classic cottage style coach house offers spacious accommodation spread over two floors.

The property which sits in private landscaped gardens comprises a large family living diner/kitchen a well proportioned living room, utility room and downstairs wc. At first floor level is a master bedroom with en-suite, two further double bedrooms and a family bathroom.

The property retains all the original style of the era in which it was constructed and is presented in excellent order throughout.

The property has a garage, and parking facilities and sits in pretty cottage style gardens.

The property would be suitable for a multitude of different occupants and sits almost equi distant between Altrincham and Hale and provides easy access to the motorway network at Junction 7 of the M56.

DIRECTIONS

Proceeding from Altrincham up the A56 through the yellow speed camera, continue for a further four hundred yards turning right into Highgate Road, the property will be found on the left.

GROUND FLOOR

HALLWAY

WC

UTILITY ROOM 8'10" x 6'11" (2.70 x 2.10)

FAMILY LIVING KITCHEN & DINER 23'11" x 14'1" (7.30 x 4.30)

LIVING ROOM 16'5" x 11'6" (5 x 3.50)

FIRST FLOOR & LANDING

MASTER BEDROOM 15'5" x 11'10" (4.70 x 3.60)

EN-SUITE

BEDROOM TWO 13'5" x 7'10" (4.10 x 2.40)

BEDROOM THREE 10'10" x 8'10" (3.30 x 2.70)

BATHROOM

EXTERNALLY

GARAGE 9'6" x 8'10" (2.90 x 2.70)



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 'E'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

