



8 SANDIWAY PLACE, ALTRINCHAM, CHESHIRE, WA14 1HT

John N
Hilditch & Co

Basement level
34.0 sqm (355 sqft) approx.

Ground floor
69.8 sqm (750 sqft) approx.

1st floor
49.8 sqm (537 sqft) approx.

2nd floor
39.6 sqm (426 sqft) approx.



TOTAL FLOOR AREA: 173.2 sqm (1864 sqft) 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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John N
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8 SANDIWAY PLACE ALTRINCHAM



A beautifully presented Georgian terrace ideally located within a moments walk of the town centre, market quarter and Metro.

Dating back to the best part of 200 years, this classic Georgian period terrace has been significantly upgraded in recent times and now offers spacious accommodation extending in excess of 1800 sq.ft. including the loft and cellar.

The accommodation comprises an entrance hallway, wc, living room and a generous open plan kitchen and living area whilst at lower ground floor level is an unconverted cellar.

At first floor level are two double bedrooms plus a bathroom which has been refitted and sits adjacent to the second bedroom. At second floor level is a more than useful loft which is currently in use as a guest bedroom.

Externally are neat gardens to the rear, and the property is approached at the front by a pretty entrance and pathway to the property itself which sits in a row of several similar terraces.

The house sits within walking distance of Altrincham and the Metrolink and is handily located for the motorway network and airport.

The property is presented throughout to a light tasteful theme and in walk-in condition.

DIRECTIONS

For ease of access parking is available on Sandiway Road or alternatively on Oldfield Road.

GROUND FLOOR

HALLWAY

WC

FAMILY LIVING KITCHEN DINER 31'2" x 16'5" (9.50 x 5)

LIVING ROOM 14'1" x 12'10" (4.30 x 3.90)

LOWER GROUND FLOOR

CELLAR 16'5" x 14'1" (5 x 4.30)

FIRST FLOOR & LANDING

MASTER BEDROOM 16'5" x 14'1" (5 x 4.30)

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

BATHROOM 9'10" x 8'6" (3 x 2.60)

SECOND FLOOR

LOFT 18'6" x 16'5" (5.65 x 5)

AGENTS NOTE:

In accordance with the Estate Agents Act all interested parties are advised that the Vendor of this property is an Employee of John N Hilditch & Co.

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	67 D	
39-54	E		
21-38	F		
1-20	G		