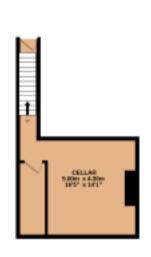


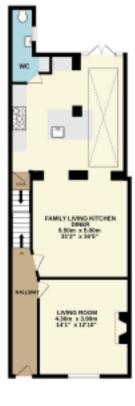
# 8 SANDIWAY PLACE, ALTRINCHAM, CHESHIRE, WA14 1HT

Hil∂itch & Co

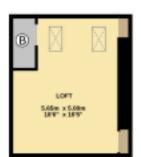
Basenerguivel 34-0-sq/n. (355 rs.h.) approx. Ensured Pricor 69.3 (q.m. (752 (q.R.) approx. 49.8 mg/m, (\$17 mg/k)-appress.

2nd Place 26.5 rap.m. (CEL scyl.) rappress.









TOTAL FLOOR AREA: 173.2 sq.m. (1864 sq.ft.) approx.

Whilst every among has been made to ensure the accuracy of the floopins contained free, measurements of discost, windows, scores and any other beens are approximate and no responsibility in taken for any error, orinistics or min-statement. This plan is not illustrative approximate and no responsibility in taken for any error, orinistics or min-statement. This plan is not illustrative appropriet only and should be used as such by any prospective punchases. The semicos, systems and applications shown have not been restard and no guarantee as to their operating or efficiency can be given.

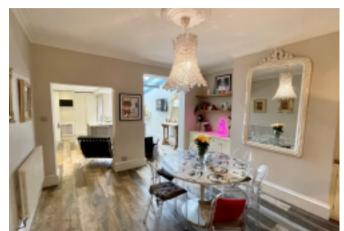
Made with historija 19004

**FLOOR PLANS**Not to Scale. For Illustration purposes only.





## 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.

**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.

LOWER GROUND FLOOR

FIRST FLOOR & LANDING

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

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

MASTER BEDROOM 16'5" x 14'1" (5 x 4.30) BEDROOM TWO 14'1" x 10'10" (4.30 x 3.30)

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



### **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)

