

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

**0161 905 3555**

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**10 WOODFIELD ROAD  
ALTRINCHAM, CHESHIRE WA14 4EU  
FOR SALE – O/O £300,000**



**RETAIL UNIT OFFERING APPROXIMATELY 50 SQ.M. (539 SQ.FT.).  
PLUS BASEMENT STORAGE.**

**THE FIRST AND SECOND FLOORS PROVIDE A SELF CONTAINED  
TWO BEDROOM FLAT IN NEED OF REFURBISHMENT.**

**TO THE REAR IS A PLOT OF LAND PROVIDING PARKING FOR  
SEVERAL VEHICLES MEASURING APPROXIMATELY 70 SQ.M.**

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555  
FAX: 0161 905 3999

info@thomaswillmax.co.uk  
www.thomaswillmax.co.uk

### RETAIL AREA (8.6m x 4.4 m)

Steel roller shutter blind leading to uPVC glazed entrance door with display window to the side. Leading through to open plan retail area with range of fluorescent strip ceiling lights. Numerous power points. Trap door with full width staircase leading to basements. Further door providing access to

### OFFICE (3.4m x 2.4m)

With central heating. Numerous power points. Door with external roller shutter blind leading onto rear. Further door providing access to

### WC (2.4 x 1.8m)

WC with wash hand basin with tiled splashback. Obscure hardwood glazed window overlooking the rear. Central ceiling light.

### BASEMENT CHAMBER (8.3m x 3.2m)

Central ceiling light housing gas and electric meters.

### FIRST FLOOR LIVING ACCOMMODATION

uPVC entrance door which is accessed via a right of way to the rear of the parade providing access to staircase with ceiling light. Wall mounted alarm control panel. Leading to first floor landing. Loft access hatch. Doors providing access to

### LOUNGE (3.4m x 4.3m)

With uPVC double glazed window overlooking the front of the property. Numerous power points.

### KITCHEN

Stainless steel sink unit set into run of marble effect worktop running the length of two walls. Range of beech coloured base units below and matching wall units above. Part tiled walls. Power points.

### BATHROOM

Two piece white suite. Part tiled walls. Obscure glazed window.

### SEPARATE WC

### BEDROOM 1 (4.1m x 6m)

With hardwood glazed window overlooking the rear. Cast iron fireplace set into chimney breast.

### SECOND FLOOR ACCOMMODATION/BED 2 (4.4m x 2.4m)

With ceiling light. Velux roof light. Numerous power points. Storage heater with hatch providing under eaves storage.

### OUTSIDE TO THE REAR

To the rear of the property there is a small yard, which has York flagstone with shale, either accessed through the rear door from the office or via gates from a right of way. Also houses a small brick built store. Adjacent is a plot of land providing parking for several vehicles measuring approximately 70 sq.m.

RATEABLE VALUE – £8,000 P.A.

COUNCIL TAX BAND – Trafford Council Band B

### VIEWING

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

