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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 8 Blakeswood Oldfield Road

Altrincham, WA14 4WE

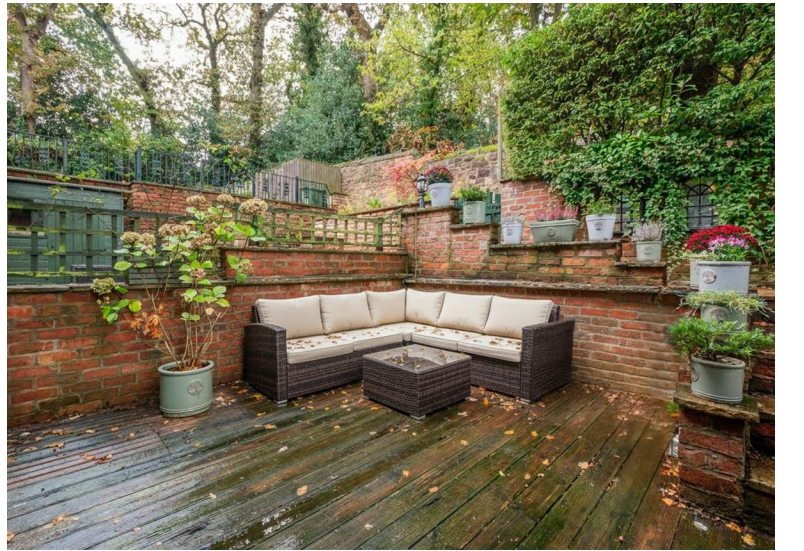


£685,000

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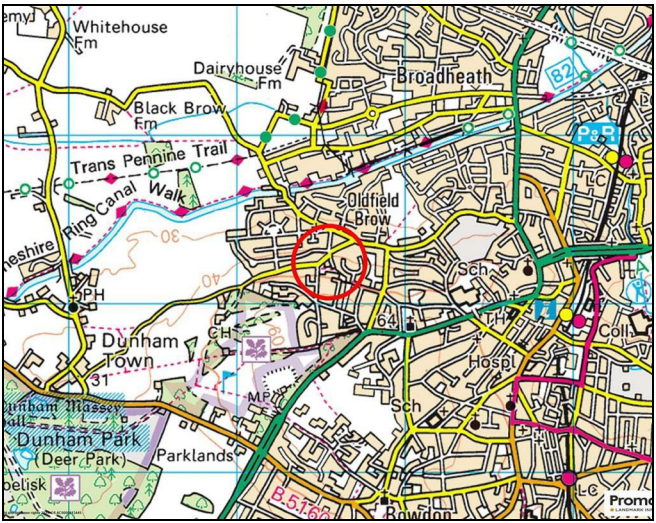
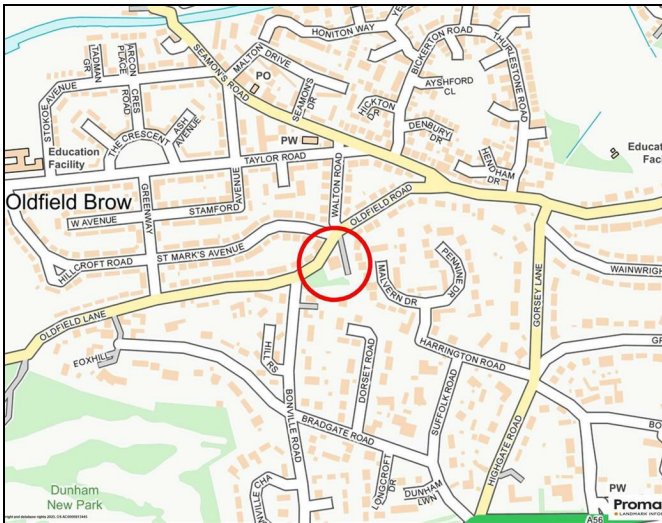
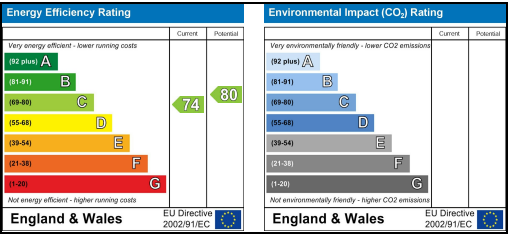
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# energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A SUPERBLY PROPORTIONED, BEAUTIFULLY PRESENTED, TOWN HOUSE SET WITHIN A UNIQUE CONVERTED CHURCH HOUSE ENJOYING ATTRACTIVE OUTLOOKS ACROSS MATURE TREES, IDEALLY LOCATED WITH EASY ACCESS TO ALTRINCHAM TOWN CENTRE AND THE OPEN SPACE OF DUNHAM PARK. 1931SQFT

Hall. Cloaks. 375sqft Lounge. 300sqft Dining Kitchen. Utility. WC. Four Bedrooms. Two Bathrooms. Gated Entrance. Parking. Courtyard Garden.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



# in detail

One of the largest properties within this unique converted Church House development, renovated to be completely in keeping with the original beautiful stone building with attractive leaded, mullion windows.

The setting is delightful, surrounded by mature green trees, aspects of which can be enjoyed from all principal rooms, and is well situated with delightful walks on the doorstep towards Dunham Forest and across the golf course, Dunham Park, the Trans Pennine Trail and the canal. In the opposite direction, there is easy access to Altrincham Town centre, its facilities, the Metrolink and the popular Market Quarter.

The property enjoys extensive accommodation arranged over Four Floors extending to just under 2000 square feet, which is suitable for a wide variety of purchasers, including upsizers and downsizers, providing spacious Hall and Landing areas leading off to generously proportioned accommodation, including a 375 square foot Lounge, a 300 square foot Dining Kitchen.

Over the Two Upper Floors are up to Four Bedrooms, one currently utilised as a Home Study and including a fantastically proportioned Principal Bedroom with Balcony. The Bedrooms are served by Two stylishly appointed Bathrooms, one being En Suite to the Principal Bedroom.

Externally, the Blakeswood development is approached through a wrought iron remote control operated Gated Entrance to a large Parking Courtyard serving the development, within which there are Two Reserved Parking Spaces serving Number 8. The Entrance door into Number 8 is accessed from this Courtyard.

The property enjoys a lovely, enclosed Courtyard Garden, which is accessed via the French doors from the Dining Kitchen and is also overlooked from both the Lounge and the Principal Bedroom. It is timber decked, enclosed with brick walling, with steps rising up to the right of way access path serving the properties, leading to the Parking Courtyard and onto Oldfield Road.

The Courtyard Garden areas enjoy a delightful backdrop of substantial trees within the boundaries of neighbouring properties providing an appealing green outlook from every window, completing this really lovely setting.

Comprising:

Panelled Entrance door to the Hall, with a beautifully finished tiled flooring throughout and having staircases leading to the Upper and Lower Floors.

Lounge. A superbly proportioned room with natural wood flooring and having a wide bay window opening to French doors onto a Juliet Balcony overlooking the garden. York Minster stone design fireplace surround with living flame gas fire.

Lower Ground Floor Hall with tiled flooring, doors providing access to Cloaks and Storage space, in addition to the Dining Kitchen and Utility Room with space for a washing machine and dryer with worktops over and sink unit and a Guest WC.

Dining Kitchen with tiled flooring and having a wide bay window opening to folding doors onto the rear garden. The Kitchen is fitted with an extensive range of painted finish, wood fronted units with granite worktops over, arranged around a central Island unit. Integrated stainless steel oven, hob, extractor fan, dishwasher and free standing American style fridge freezer.

First Floor Landing and Inner Landing with a skylight window and modern wood finish flooring. Further staircase with storage cupboard beneath leading to the Second Floor.

Principal Bedroom One with natural wood flooring and French doors opening onto a Balcony with wrought iron railing enclosure. Wall to wall, floor to ceiling built in wardrobes. Video entry phone point.

This Bedroom is served by the En Suite Bathroom fitted with a white suite and chrome fittings, providing a freestanding tub bath, corner shower cubicle, 'his and her' wash hand basins with toiletry cupboard below and wall hung WC. Underfloor heating.

Home Study/Bedroom Two enjoying an attractive outlook across mature trees.

Second Floor Landing with skylight window and doors to Two further Bedrooms and the Family Bathroom.

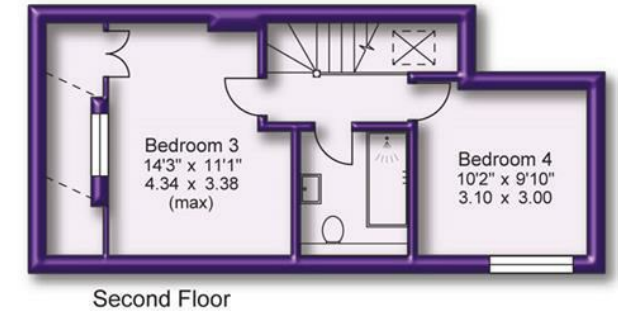
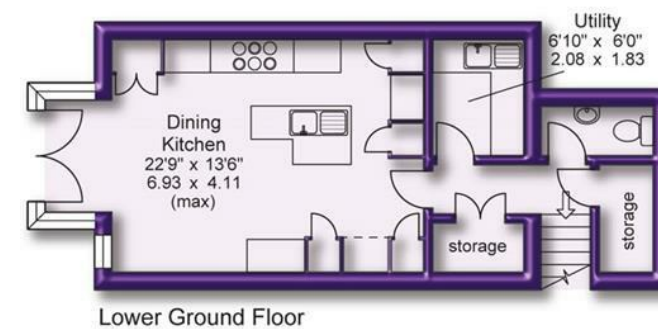
Bedroom Three with a dormer window enjoying an attractive aspect. Wood flooring and extensive under eaves storage space.

Bedroom Four with a dormer window also enjoying an appealing green aspect. Natural wood flooring.

These Bedrooms are served by the stylishly appointed Family Bathroom with a white suite and chrome fittings, providing a double ended bath with a shower over, wall hung wash and basin with toiletry cupboard below and WC. Extensive tiling to the walls and floor. Underfloor heating.

A stylish property of great charm and character in a lovely setting.

- Leasehold - : 999 years from 1 January 2001
- Council Tax Band G



Approx Gross Floor Area = 1931 Sq. Feet  
= 179.4 Sq. Metres

