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148 Oldfield Road

Altrincham, WA14 4BJ





£1,250,000

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HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

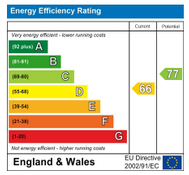
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

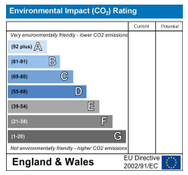
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rightmove.co.uk The UK's number one property website
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energy efficiency

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











overview

A BEAUTIFUL PERIOD SEMI DETACHED FAMILY HOME SET ON AN IMPRESSIVE 0.25 ACRE MATURE GARDEN PLOT, ENJOYING A PRIVATE OUTLOOK OVER PLAYING FIELDS TO THE REAR, IDEALLY LOCATED NEAR JOHN LEIGH PARK AND WITHIN WALKING DISTANCE OF ALTRINCHAM TOWN CENTRE. 3181SQFT

Hall. Lounge. Dining Room. Kitchen. Living Area. Conservatory. Lower Ground Floor Games Room, Reception Room, Utility and WC. Four Bedrooms. Three Bath/Shower Rooms. Driveway. Detached Double Garage. Stunning Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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

A superb period Semi Detached family home standing on a wonderful mature Garden plot extending to approximately 0.25 of an acre and backing onto substantial mature trees and the open space of North Cestrian School playing fields providing a most appealing outlook from the rear.

The property is well set back from the road, conveniently located with John Leigh Park on the doorstep and with the Trans Pennine Trail and walks towards Dunham Forest and Dunham Massey close by. In addition, the property is within walking distance of Altrincham Town Centre, its facilities, the Metrolink and the Popular Market Quarter.

This enormously attractive property has been updated and improved with good specification, kitchen and bathroom fittings, converted Loft and Cellars, the addition of a Detached Double Garage, and has attractive character features retained to include high corniced ceilings, some original windows, impressive fireplaces, and a spindle balustrade staircase rising through the floors.

Off the Hall are Two well proportioned Reception Rooms in addition to an Open Plan Kitchen and Living Area with a delightful Conservatory off enjoying a garden aspect and access.

The Lower Ground Floor Cellars, whilst may not comply with modern building regulations, do none the less have plaster boarded walls and ceilings and provide off the open plan Lower Hall, a Reception Room, Utility Room and a WC..

Over the Two Upper Floors are Four Bedrooms served by Three Bath/Shower Room facilities, including a Second Floor Principal Bedroom Suite of Bedroom, Dressing Room and En Suite Bathroom.

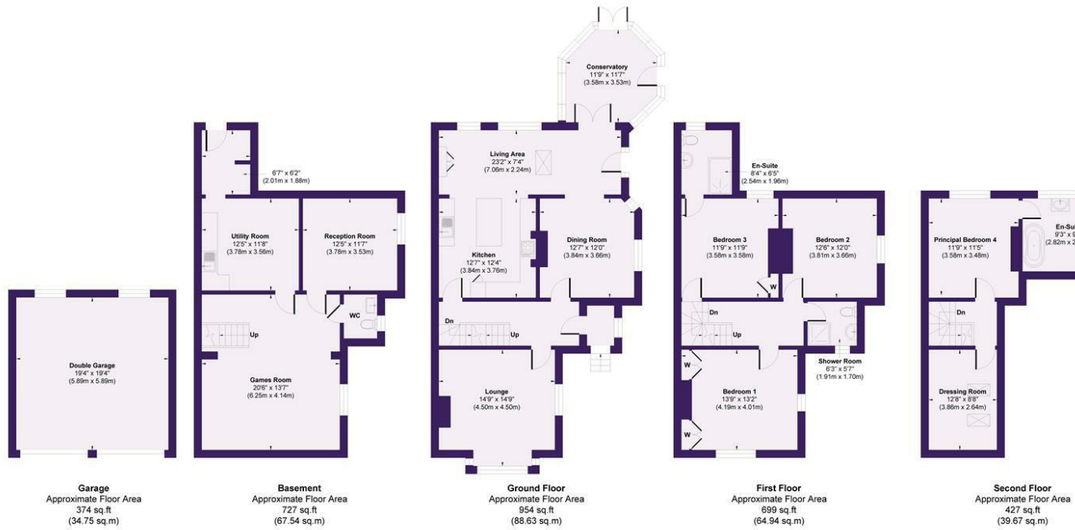
Externally, the Driveway provides extensive off street Parking and leads to the substantial Detached brick built Double Garage.

The front Garden is deep and maturely stocked with excellent screening, whilst the rear garden is of a superb size with stone paved patio areas returning across the back of the house, beautifully enhanced by low voltage lighting. Beyond, the Garden is laid to a large shaped expanse of lawn with deep maturely stocked borders and a backdrop of substantial mature trees and hedges, hedges and trees within the boundaries of this and neighbouring properties, providing privacy and an attractive outlook.

This true “gardener's garden” enjoys Greenhouses for home growing.

This fabulous setting completes a first class family home in a superb location.

- Freehold
- Council Tax Band G



Approx. Gross Internal Floor Area 3181 sq. ft / 295.53 sq. m (Including Garage)
Approx. Gross Internal Floor Area 2807 sq. ft / 260.78 sq. m (Excluding Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.