



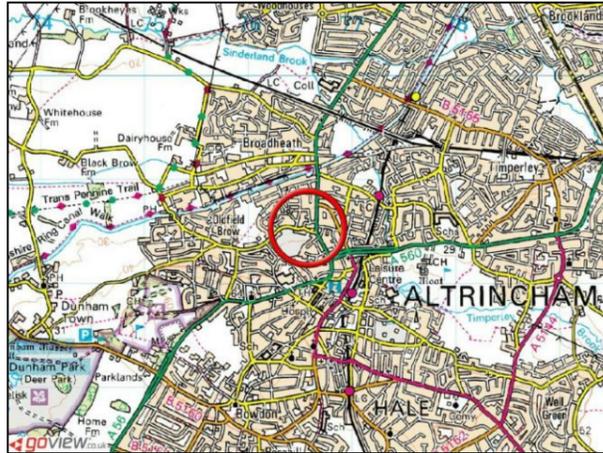
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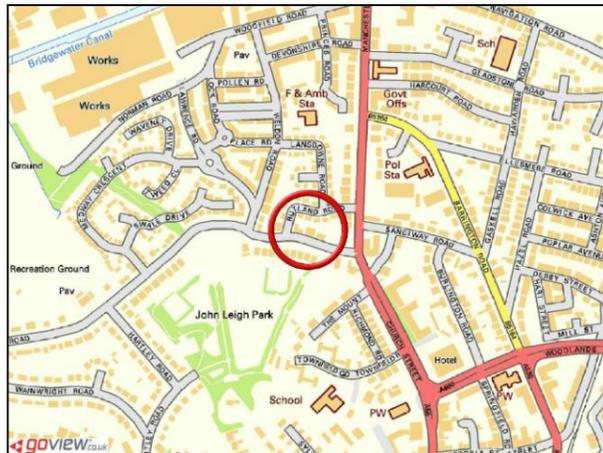


INDEPENDENT ESTATE AGENTS

# location



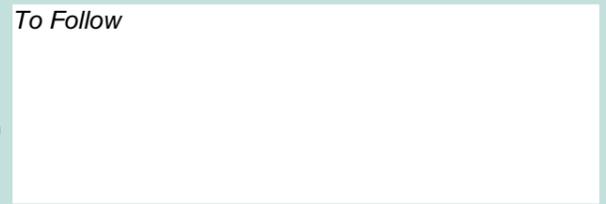
From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street which immediately becomes Stamford New Road. Continue through the town centre past the Railway Station and through the next set of traffic lights into Barrington Road. At the end of Barrington Road turn left on to the main A56 Manchester Road and take the second right turning at the Wheatsheaf public house, opposite the George and Dragon Hotel into Oldfield Road. The property will be found after a short distance on the right hand side.



## energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

To Follow



**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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 32 Oldfield Road Altrincham, Cheshire, WA14 4EF



**A DECEPTIVELY SPACIOUS PERIOD MID TERRACED ARRANGED OVER THREE FLOORS WITH JOHN LEIGH PARK AND ALTRINCHAM ON ITS DOORSTEP. 1350sqft.**

Hall. Lounge. Dining Room. Breakfast Kitchen. Utility/WC. Home Office. Three Bedrooms. Bathroom. Permit Parking. Garden.

“ *A spacious home in a popular location* ”

**£350,000**

# in detail



A deceptively spacious, Period mid Terraced home, superbly located within walking distance of excellent local schools, Altrincham Town Centre its facilities, the popular Market Quarter, the Metrolink and John Leigh Park is literally on its doorstep.

The well presented property is arranged over Three Floors extending to some 1350 sqft comprising of a Hall, Lounge, Dining Room and a Breakfast Kitchen in addition to a Utility and WC to the Ground Floor and Three good Bedrooms and a Family Bathroom to the First Floor.



To the Lower Ground Floor are the converted Cellars which are completely compliant with building regulations and are currently utilised by the vendors as a Home Office/Family Room.

Externally, there is a Resident Parking Permit Scheme in place and to the rear there is a low maintenance Courtyard Garden.

Comprising:

Recessed Porch. Panelled door leading to an Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Stripped and oiled finish floorboards.

Lounge with square bay and two uPVC windows to the front elevation. To the chimney breast there is a gas living flame, coal effect fireplace with marble hearth and surround.

Dining Room is another well proportioned room with uPVC window to the rear elevation. To the chimney breast there is a fireplace feature. Stripped and oiled finish floorboards.

Breakfast Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. There is ample space for free standing Kitchen appliances. Two uPVC windows to the side elevation and a door provides access to the same. Wall mounted gas central heating boiler.

Utility with uPVC glazed door overlooking the rear Garden and fitted with a range of base and eye level units with worktops over inset into which is a stainless steel sink with mixer tap over. Ground Floor WC fitted with a modern white suite and chrome fittings.

To the Lower Ground Floor is the Home Office/Family Room with uPVC double glazed window to the front elevation. Chrome finish LED lighting. Built in meter cupboards.

To the First Floor Landing there is access to Three Bedrooms and a Family Bathroom. Loft access point.

Bedroom One is a well proportioned room with two uPVC double glazed windows to the front elevation. To the chimney breast there is an attractive cast iron fireplace feature

Bedroom Two is another Double Bedroom with uPVC double glazed window to the rear elevation. Attractive cast iron fireplace feature.

Bedroom Three is a good sized room with uPVC double glazed window to the rear elevation. To the chimney breast there is an attractive cast iron fireplace feature.



The Bedrooms are served by the Family Bathroom fitted with a modern white suite and chrome fittings, comprising a bath with shower attachment over, wash hand basin and WC. Extensive, high quality porcelain tiling to the walls and floor. UPVC double glazed opaque window to the side elevation. Chrome finish heated towel rail.

Externally, there is a Resident's Parking Scheme in place and a low maintenance Garden frontage. To the rear, there is a patio area adjacent to the side of the house with a further gravelled and paved patio area to the rear enclosed within brick walling. Timber shed.



Approx Gross Floor Area = 1362 Sq. Feet  
= 126.5 Sq. Metres

