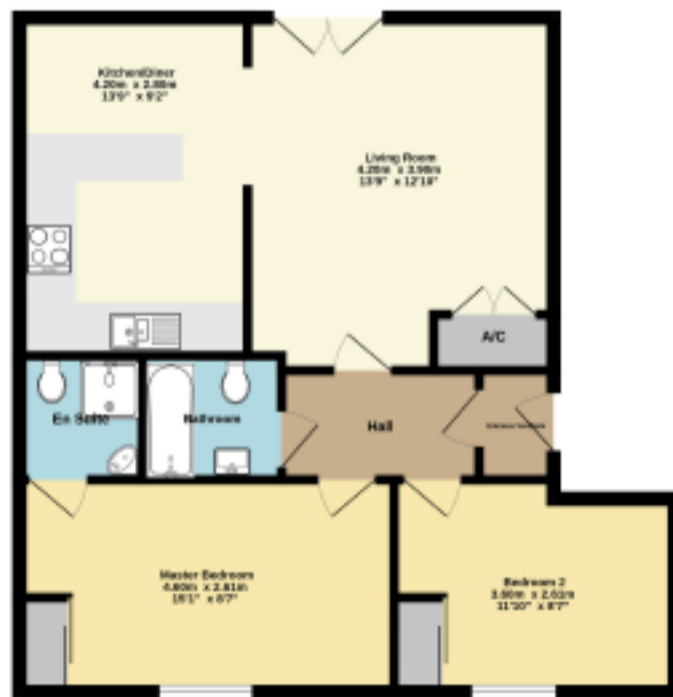




APARTMENT 4, THE ICE WORKS, 70
WELDON ROAD, ALTRINCHAM,
CHESHIRE, WA14 4HG



First Floor
58.5 sq.m. (630 sq.ft.) approx.



70 Weldon Road, Altrincham, Greater Manchester, Cheshire, WA14 4HG
TOTAL FLOOR AREA: 58.5 sq.m. (630 sq.ft.) approx.
*These dimensions are for information only and do not constitute an offer of any kind. They are subject to change without notice. The actual dimensions may vary slightly from those shown on this plan. Please refer to the actual floor plan for more details.

FLOOR PLANS

Not to Scale. For Illustration purposes only.

162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Web: www.jhilditch.com

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APARTMENT 4, THE ICE WORKS,
70 WELDON ROAD
ALTRINCHAM



Occupying a superb location within easy striking distance of Altrincham town centre, this beautifully presented first floor apartment offers well proportioned accommodation all spread across one floor.

Briefly the electric centrally heated accommodation comprises a communal entrance hallway with entry phone system, the apartment itself comprises an entrance vestibule, entrance hall with a substantial living room with Juliet balcony, completing the accommodation is a kitchen dining area, two good sized bedrooms one with en-suite shower room and a family bathroom.

Externally is dedicated parking and the property also sits in well tended communal areas.

The development itself sits within a mile of Altrincham's busy town centre with its Metro system into Manchester. Hale's fashionable village lies a further five minutes away with its comprehensive range of restaurants and shops.

DIRECTIONS

From the centre of Altrincham proceed along the main A56 in the direction of Broadheath. Shortly before the major traffic lights at Navigation Road turn left into Devonshire Road, then left onto Weldon Road where the development will be found on the left hand side.

FIRST FLOOR

- ENTRANCE VESTIBULE
- HALL
- KITCHEN/DINER 13'9" x 9'2" (4.20 x 2.80)
- LIVING ROOM 13'9" x 12'10" (4.20 x 3.90)
- MASTER BEDROOM 15'1" x 8'7" (4.60 x 2.61)
- EN-SUITE
- BEDROOM TWO 11'10" x 8'7" (3.60 x 2.61)
- BATHROOM



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 " VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

