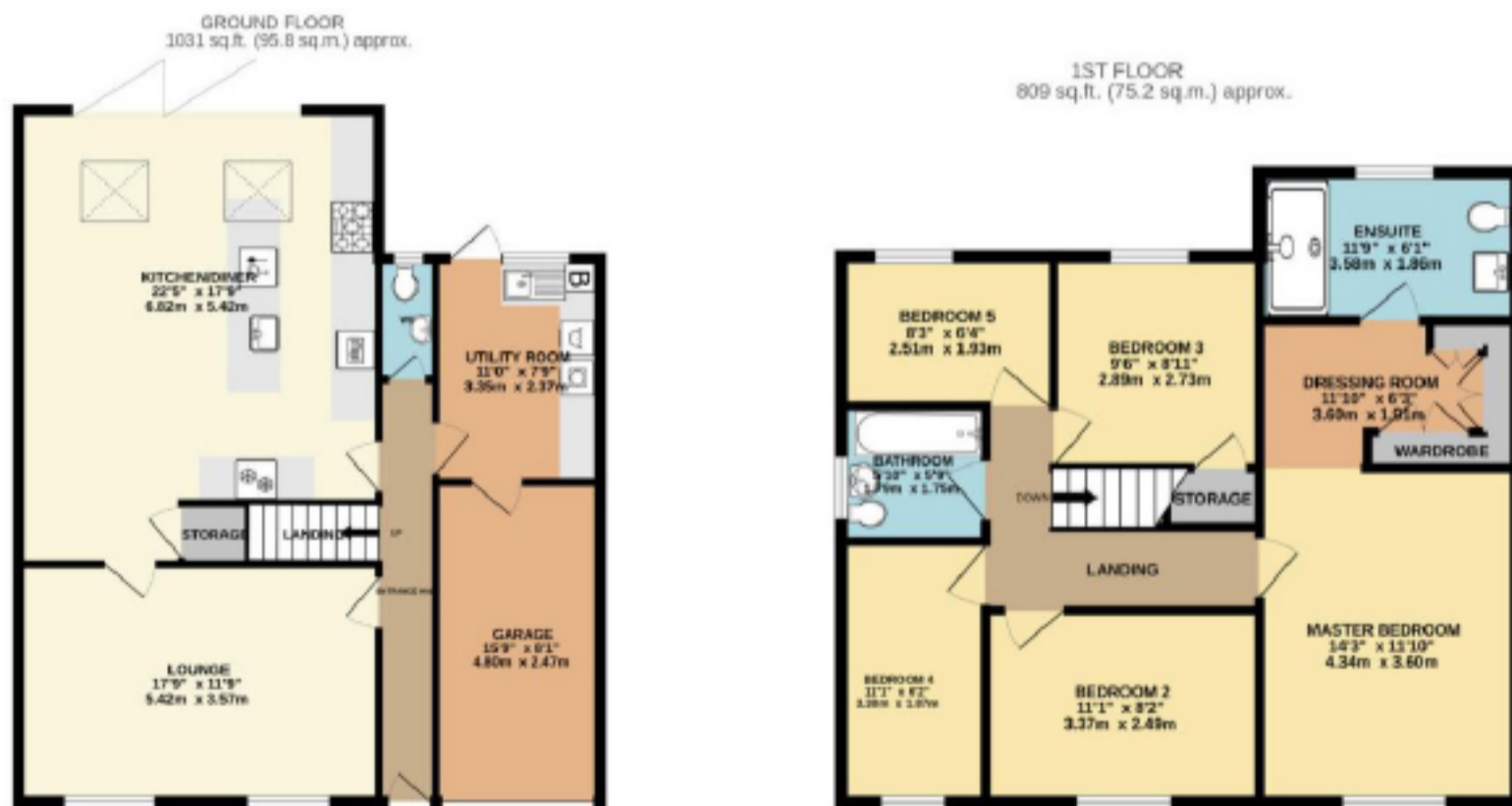




120 OLDFIELD ROAD, ALTRINCHAM,  
CHESHIRE, WA14 4BJ

John N  
*Hilditch & Co*



TOTAL FLOOR AREA : 1841sq.ft. (171.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

**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](http://www.jhilditch.com)

NOTICE: John N Hilditch & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
 (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;  
 (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;  
 (iii) no person in the employment of John N Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



## 120 OLDFIELD ROAD ALTRINCHAM



An extremely well presented detached family home offering spacious accommodation throughout in a super convenient location.

The accommodation in brief comprises entrance hall, good size living room, a fantastic open plan kitchen living dining area with bifolds leading to the garden and completing the ground floor is a downstairs wc and utility room. At first floor level is a superb master suite stretching the full depth of the house and comprising the bedroom, dressing room with fitted wardrobes and en-suite. There are four further bedrooms and a family bathroom.

Externally there is off road parking and a lawned garden to the front, whilst to the rear is a good size patio area and lawned garden beyond.

This super family house offers good accommodation and an ideal situation in which to enjoy local amenities such as John Leigh Park, the National Trust's Dunham Massey, the Trans Pennine Trail and the Bridgewater Canal, all within walking distance of Oldfield Road.

### DIRECTIONS

From the centre of Altrincham, proceed along the A56 towards Sale and turn left into Oldfield Road opposite the George and Dragon Public House. The property will be found on the right hand side after the road has passed the park, and just before the left turn into Hartley Road.

### GROUND FLOOR

HALL  
WC  
UTILITY ROOM 11'0" x 7'9" (3.35 x 2.37)  
KITCHEN/DINER 22'5" x 17'9" (6.82 x 5.42)  
LOUNGE 17'9" x 11'9" (5.42 x 3.57)

### FIRST FLOOR & LANDING

MASTER BEDROOM 14'3" x 11'10" (4.34 x 3.60)  
DRESSING ROOM 11'10" x 6'3" (3.60 x 1.91)  
EN-SUITE 11'9" x 6'1" (3.58 x 1.86)  
BEDROOM TWO 11'1" x 8'2" (3.37 x 2.49)  
BEDROOM THREE 9'6" x 8'11" (2.89 x 2.73)  
BEDROOM FOUR 11'1" x 6'2" (3.38 x 1.87)  
BEDROOM FIVE 8'3" x 6'4" (2.51 x 1.93)  
BATHROOM 5'10" x 5'9" (1.79 x 1.75)

### EXTERNALLY

GARAGE 15'9" x 8'1" (4.80 x 2.47)



### 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
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

