



VALLEYFIELD, 33 HARTLEY ROAD,
ALTRINCHAM, CHESHIRE, WA14 4AY

John N
Hilditch & Co



TOTAL FLOOR AREA: 203.1 sqm. (2186 sq ft) approx.
While 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 not 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 AutoCAD 2012

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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VALLEYFIELD, 33 HARTLEY ROAD ALTRINCHAM



Occupying a fabulous location in beautifully proportioned gardens, this detached house has been well cared for, but is now in need of modernisation and presents a fabulous opportunity to remodel the property in keeping with other similar properties that have had modernisation carried out in recent times.

The accommodation, which is predominantly laid out over two floors plus a loft room, comprises a generous reception hall, a bay fronted living room over looking the rear garden, separate dining room, morning room, kitchen, utility room, pantry, two separate wc's, a cloakroom and garden room.

Whilst at first floor leading from an L shaped landing are five bedrooms, two bathrooms and a separate wc. At top floor level is an unconverted loft room.

Hartley Road is just five minutes from Altrincham town centre and is handily located for a local park.

The urban motorway network and International Airport are within ten to fifteen minutes drive and Hale with its range of fashionable shops and restaurants is also within five to ten minutes drive.

DIRECTIONS

From the centre of Altrincham, proceed up the A56, turning right into Hartley Road where the property will be found on the right.

GROUND FLOOR

RECEPTION HALL
CLOAKS
WC
PANTRY
UTILITY ROOM 10'10" x 6'3" (3.30 x 1.90)
KITCHEN 11'2" x 6'11" (3.40 x 2.10)
MORNING ROOM 11'2" x 8'10" (3.40 x 2.70)
LIVING ROOM 15'1" x 11'2" (4.60 x 3.40)
DINING ROOM 13'9" x 10'10" (4.20 x 3.30)
GARDEN ROOM 6'11" x 6'3" (2.10 x 1.90)
WC

FIRST FLOOR & LANDING

MASTER BEDROOM 15'5" x 14'1" (4.70 x 4.30)
BEDROOM TWO 15'5" x 11'2" (4.70 x 3.40)
BEDROOM THREE 15'1" x 10'2" (4.60 x 3.10)
BEDROOM FOUR 10'10" x 9'6" (3.30 x 2.90)
BEDROOM FIVE 10'2" x 7'7" (3.09 x 2.31)
BATHROOM 10'6" x 7'7" (3.20 x 2.31)
BATHROOM
WC

SECOND FLOOR

LOFT ROOM 15'5" x 10'2" (4.70 x 3.10)

EXTERNALLY

GARAGE 16'9" x 10'6" (5.10 x 3.20)



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		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

