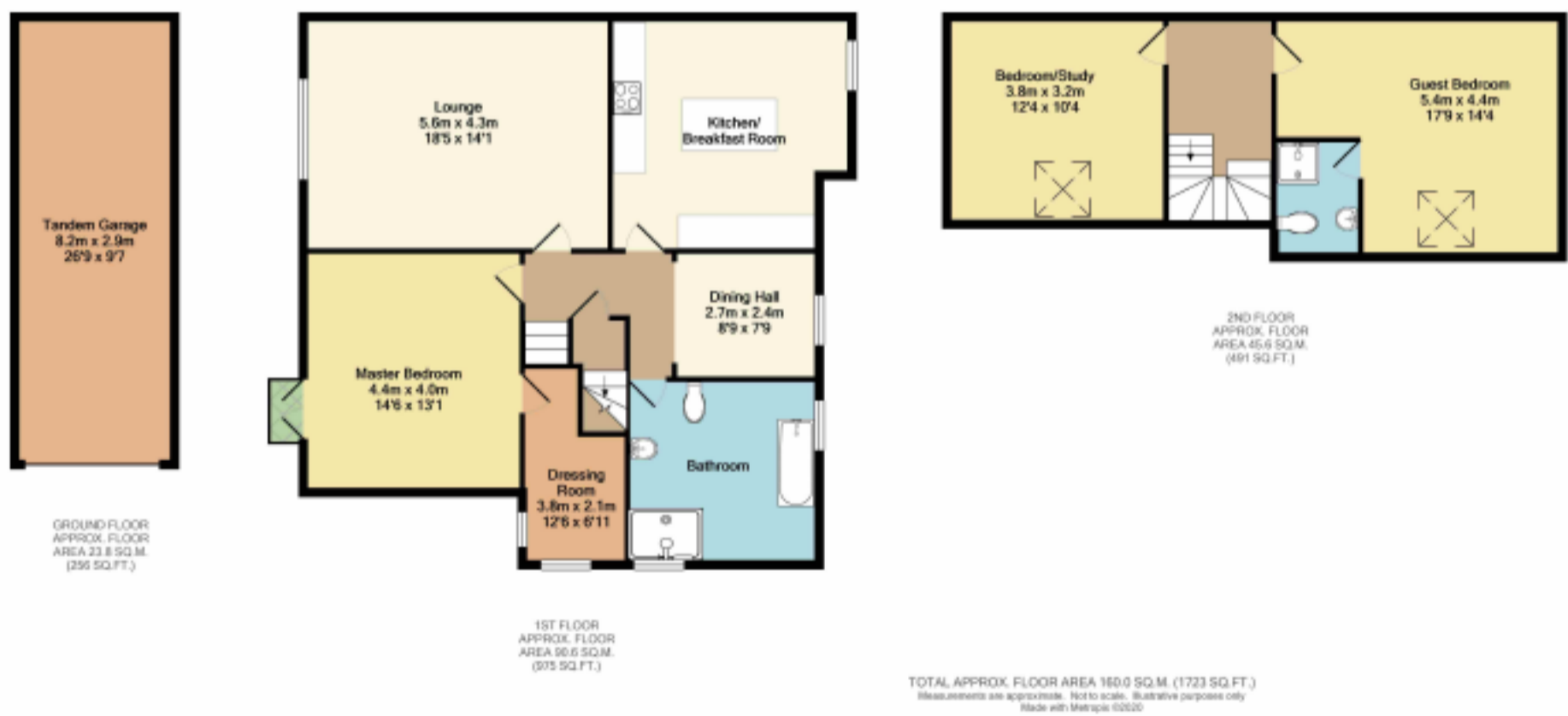




FLAT 3, OAKDENE, PARKFIELD ROAD,  
ALTRINCHAM, CHESHIRE, WA14 2BT

John N  
*Hilditch & Co*



**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

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## FLAT 3, OAKDENE PARKFIELD ROAD ALTRINCHAM



Oakdene is a beautifully proportioned period property which has been divided into just three apartments and this stunning apartment occupies the top section of this house.

Briefly the accommodation comprises a communal entrance with staircase to the second floor. Whilst the apartment itself is spread out over two floors the accommodation is predominantly located in the lower part of the flat with further accommodation in the attic section of the apartment.

The accommodation comprises a dining hall with fabulous views towards the centre of Altrincham and the hills beyond. The living accommodation comprises a well proportioned lounge and dining kitchen.

Completing this floor is a master bedroom with dressing room and a delightful balcony and a family bathroom adjacent. At top floor level leading from a small landing are two further bedrooms, one of which has an ensuite shower room.

Externally is a tandem garage which would accommodate two cars and is currently used as storage. The gardens which surround Oakdene are beautifully landscaped and include a large area of surface parking for residents and visitors. A good sized area of lawn is flanked by a large number of mature trees and shrubbery, all providing a mature backdrop for this fabulous apartment.

One of the particular appeals of this apartment will be the amount of work that has been carried out by our clients and the whole property is now presented to a light, tasteful contemporary theme.

This area of Altrincham is characterised by a mixture of apartments and houses and is set within five to ten minutes walking distance of Altrincham town centre with its rapidly improving shopping area and Metro system into Manchester. Hale lies within five minutes drive with its comprehensive range of shops and restaurants, whilst the urban motorway network and International Airport are also within ten to fifteen minutes drive. The National Trust land at Dunham is close by, sporting and recreational facilities abound.

### DIRECTIONS

From the centre of Altrincham proceed up Bentinck Road, turning left into Parkfield Road where the entrance to the apartment will be found shortly on the left hand side.

### FIRST FLOOR

DINING HALL 8'9" x 7'9" (2.7 x 2.4)  
KITCHEN/BREAKFAST ROOM  
LOUNGE 18'5" x 14'1" (5.6 x 4.3)  
MASTER BEDROOM 14'6" x 13'1" (4.4 x 4.0)  
BALCONY  
DRESSING ROOM 12'6" x 6'11" (3.8 x 2.1)  
BATHROOM

### SECOND FLOOR

GUEST BEDROOM 17'9" x 14'4" (5.4 x 4.4)  
EN-SUITE  
BEDROOM/STUDY 12'4" x 10'4" (3.8 x 3.2)

### EXTERNALLY

TANDEM GARAGE 26'9" x 9'7" (8.2 x 2.9)



### 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.

