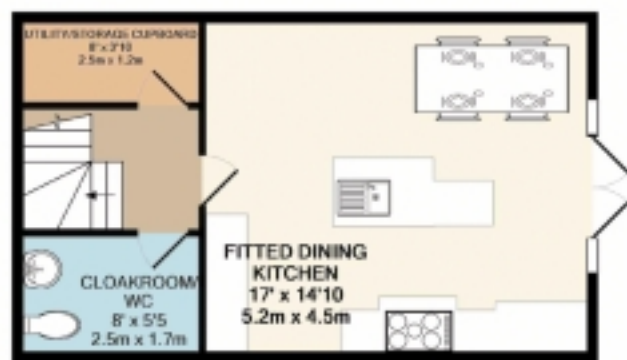


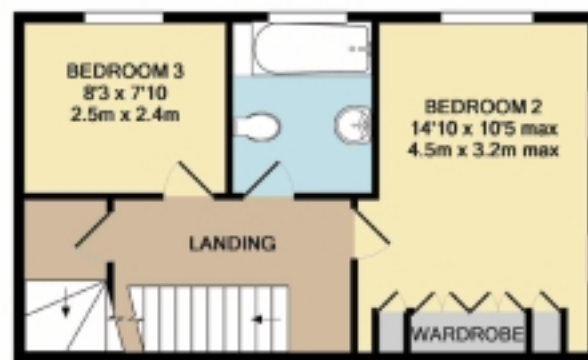


9 BLAKESWOOD, OLDFIELD ROAD
ALTRINCHAM, CHESHIRE, WA14 4WE

John N
Hilditch & Co



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 221 SQ.FT.
(20.6 SQ.M.)

9 BLAKESWOOD
TOTAL APPROX. FLOOR AREA 1334 SQ.FT. (123.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plans 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.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Fax: 0161 929 6333

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(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.

9 BLAKESWOOD
 OLDFIELD ROAD
 ALTRINCHAM



Occupying an extremely popular location within a mile of Altrincham town centre No.9 Blakeswood forms part of a bespoke development by August Blake Developments and completed in the late 1990's.

The accommodation which is spread over four floors briefly comprises a good sized entrance hallway with access to a large principal living room, there is then a staircase down to lower ground floor level with a superbly proportioned well fitted dining kitchen which in turn opens onto a private rear garden. Completing the lower ground floor is a utility/storage cupboard and a cloakroom/wc.

At first floor level are two double bedrooms and a family bathroom and at top floor level is a master bedroom with en-suite and fitted wardrobes.

GROUND FLOOR

ENTRANCE HALLWAY 14'10" X 8'0" (4.5 X 2.5)

LIVING ROOM 17'0" X 14'10" (5.2 X 4.5)

LOWER GROUND FLOOR

DINING KITCHEN 17'0" X 14'10" (5.2 X 4.5)

UTILITY/STORAGE 8'0" X 3'10" (2.5 X 1.2)

CLOAKROOM/WC 8'0" X 5'5" (2.5 X 1.7)

FIRST FLOOR

BEDROOM 14'10" X 10'5" MAX (4.5 X 3.2 MAX)

BEDROOM 8'3" X 7'10" (2.5 X 2.4)

FAMILY BATHROOM

TOP FLOOR

MASTER BEDROOM 14'10" X 12'9" MAX (4.5 X 3.9 MAX)

EN-SUITE 10'7" X 5'2" (3.2 X 1.6)



Externally are well tended communal areas, an impressive electronically gated entrance leading to dedicated car parking, whilst the property itself has a landscaped private garden to the rear as previously described leading from the breakfast kitchen. The house is presented in a light, contemporary, airy theme.

Blakeswood sits within a mile of Altrincham's busy market town centre and is also handily located for access to the urban motorway network and International Airport. Dunham Forest Golf Club lies within half a miles walk and the Bollin Valley and Green Belt are literally on the doorstep.

DIRECTIONS

From the centre of Altrincham proceed along the main A56 from the Cresta Court Hotel turning left onto Oldfield Road. Continue along Oldfield Road for approximately two thirds of a mile, then taking the left fork which is still Oldfield Road where Blakeswood will be found on the left hand side.

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.

