



79 GREAT OAK DRIVE, ALTRINCHAM,  
CHESHIRE, WA15 8UH

John N  
*Hilditch & Co*



**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA - 76.4 sq.m. (822 sq.ft.) approx.  
Intentionally designed for those made to avoid the accuracy of the floor plan, measurement of area, volume, weight and specific data are approximate and not intended to be used for any purpose other than illustration. This plan is not intended to be used as a basis for any contractual purpose. The accuracy, volume and specific data are approximate and not intended to be used for any purpose other than illustration.

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## 79 GREAT OAK DRIVE ALTRINCHAM

Set within a popular modern development constructed by Barratt Homes approximately twenty years ago, this apartment is one of the largest on the development and has the undoubted bonus of a secure location at second floor level and is located literally within easy walking distance of Altrincham town centre.

Briefly the accommodation comprises a communal entrance with staircase to the second floor.

The apartment itself comprises a reception hall, good sized principal living room with Juliette balcony, fitted kitchen diner, master bedroom with en-suite and fitted wardrobes and a guest bedroom with a family bathroom.

Externally are ample visitors and residents car parking facilities and the whole development is approached via an impressive electronically gated entrance.

Great Oak Drive is located as previously mentioned extremely close to Altrincham town centre with its Metro system and wide range of shops and restaurants. Hale's fashionable village lies within ten to fifteen minutes walk, again with a wide range of shops and facilities and the motorway network and International Airport are also close at hand.

### DIRECTIONS

Proceeding along Moss Lane from Altrincham football ground in the direction of Altrincham, at the first set of traffic lights turn right, after approximately three hundred yards turn right onto Oakfield Street and immediately right into Great Oak Drive where the apartment will be found on the second floor on the right hand side.



### SECOND FLOOR

#### RECEPTION HALL

LIVING ROOM 16'1" x 12'10" (4.90 x 3.90)

KITCHEN/DINER 13'9" x 8'10" (4.20 x 2.70)

MASTER BEDROOM 18'1" x 14'5" (5.50 x 4.40)

EN-SUITE

BEDROOM TWO 12'6" x 11'6" (3.80 x 3.50)

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		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

