



19 NEWTON ROAD, ALTRINCHAM,
CHESHIRE, WA14 1LY

John N
Hilditch & Co

Ground Floor
35.4 sq.m. (381 sq.ft.) approx.



1st Floor
35.6 sq.m. (384 sq.ft.) approx.



TOTAL FLOOR AREA: 71.0 sq.m. (764 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the figures contained herein, 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.

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19 NEWTON ROAD ALTRINCHAM



This beautifully presented semi detached home has been fully refurbished by the current owner and boasts the largest plot on the road with huge potential to extend subject to planning permission.

The accommodation in brief comprises entrance hall, lounge/diner, kitchen with access to the rear patio and garden beyond and completing the ground floor accommodation is a snug/study. At first floor level there are three bedrooms and a family bathroom.

Externally there is an enclosed lawned garden to the front and to the side and rear are private and fully enclosed gardens with a good size patio off the kitchen.

Newton Road is characterised by mixture of semi detached houses and is conveniently located for the areas finest schools. Altrincham's busy market town centre lies within easy striking distance with its comprehensive range of shops and restaurants and a Metro system into Manchester. Hale's fashionable village lies within a short drive and the urban motorway network and International Airport are on the doorstep. Sporting and recreational facilities abound.

DIRECTIONS

Leave Altrincham via Stamford New Road, passing the railway station on the right, and at the lights, turn left into Woodlands Road. At the lights adjacent to the Cresta Court Hotel, turn right. At the second set of lights, turn right into Navigation Road. Turn right into Brunswick Road and at the bottom, turn left into Newton Road where the property will be found by our 'For Sale' board.

GROUND FLOOR

ENTRANCE HALL
KITCHEN 13'5" x 11'6" (4.10 x 3.50)
LOUNGE/DINER 16'1" x 10'6" (4.90 x 3.20)
SNUG 9'10" x 7'10" (3 x 2.40)

FIRST FLOOR & LANDING

MASTER BEDROOM 13'9" x 11'2" (4.20 x 3.40)
BEDROOM TWO 14'9" x 7'10" (4.50 x 2.40)
BEDROOM THREE 9'10" x 7'10" (3 x 2.40)
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		92 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		