



56 OXFORD ROAD, ALTRINCHAM,  
CHESHIRE, WA14 2EB

John N  
*Hilditch & Co*

Garage  
40.8 sqm (348 sq ft) approx.



Ground floor  
58.8 sqm (507 sq ft) approx.



1st floor  
55.2 sqm (477 sq ft) approx.



2nd floor  
52.1 sqm (450 sq ft) approx.



TOTAL FLOOR AREA : 204.3 sq.m. (2199 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs 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.  
Made with Heterox 6/2023

**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

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## 56 OXFORD ROAD ALTRINCHAM



Occupying a truly central location almost equi distant between Hale and Altrincham this house offers substantial accommodation of 2,200 sq.ft. spread over four floors.

Briefly the gas centrally heated accommodation comprises a long welcoming entrance hall, bay fronted living room, separate dining room and a kitchen with utility room adjacent.

At lower ground floor level is bedroom six with shower room adjacent and a workshop.

At first floor level are two double bedrooms and a family bathroom and separate shower room. Completing the accommodation at top floor level are three further double bedrooms.

### FIRST FLOOR & LANDING

MASTER BEDROOM 17'5" x 12'10" (5.30 x 3.90)  
BEDROOM THREE 13'1" x 11'2" (4 x 3.40)  
BATHROOM 12'10" x 11'2" (3.90 x 3.40)  
SHOWER ROOM

### SECOND FLOOR

BEDROOM TWO 17'5" x 12'10" (5.30 x 3.90)  
BEDROOM FOUR 13'1" x 11'2" (4 x 3.40)  
BEDROOM FIVE 12'10" x 11'2" (3.90 x 3.40)



56 Oxford Road sits in easily maintained walled gardens to the rear and parking facilities to the front.

The house sits almost halfway between Hale and Altrincham. Altrincham with its busy market town centre and Metrolink into Manchester and Hale village with its range of fashionable shops and restaurants.

The urban motorway network and International Airport are close at hand and the Bollin Valley and Green Belt are ten minutes drive away.

### DIRECTIONS

From the centre of Altrincham, proceed along Oxford Road where the property will be at the far right 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.



### GROUND FLOOR

#### HALLWAY

KITCHEN 12'10" x 11'2" (3.90 x 3.40)  
UTILITY ROOM 7'10" x 6'7" (2.40 x 2)  
DINING ROOM 12'10" x 11'2" (3.90 x 3.40)  
LIVING ROOM 13'1" x 12'6" (4 x 3.80)

#### LOWER GROUND FLOOR

BEDROOM SIX 12'6" x 12'6" (3.80 x 3.80)  
WET ROOM 11'10" x 11'2" (3.60 x 3.40)  
WORKSHOP 9'2" x 4'3" (2.79 x 1.30)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

