

56 OXFORD ROAD, ALTRINCHAM, CHESHIRE, WA14 2EB



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WCREERCP Room = 1.4 day 10:30° = 1.10°	LEAST IN COME TOP 1 A 127 A 127 A 127 A 127 A 127 A 127 A 127 A 127 A 127	LEPROCE LEPROCE LEPROCE LEPROCE BECREER ROOM BECREER	REDRICOM 6 8.New x 8.40m 3170° # 1177 REDRICOM 4 4.0mm x 1.40m 3277 x 3137



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

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Made with Metropolities (2002)

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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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.

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.

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)

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" × 12'10" (5.30 × 3.90) BEDROOM FOUR 13'1" × 11'2" (4 × 3.40) BEDROOM FIVE 12'10" × 11'2" (3.90 × 3.40)

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points. TENURE:

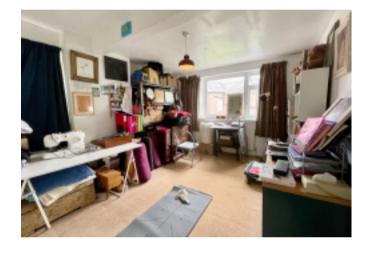
ASSESSMENT:

Trafford Borough Council. Council Tax Band " VACANT POSSESSION UPON COMPLETION VIEWING:

By appointment through the Agent.











LOWER GROUND FLOOR

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

