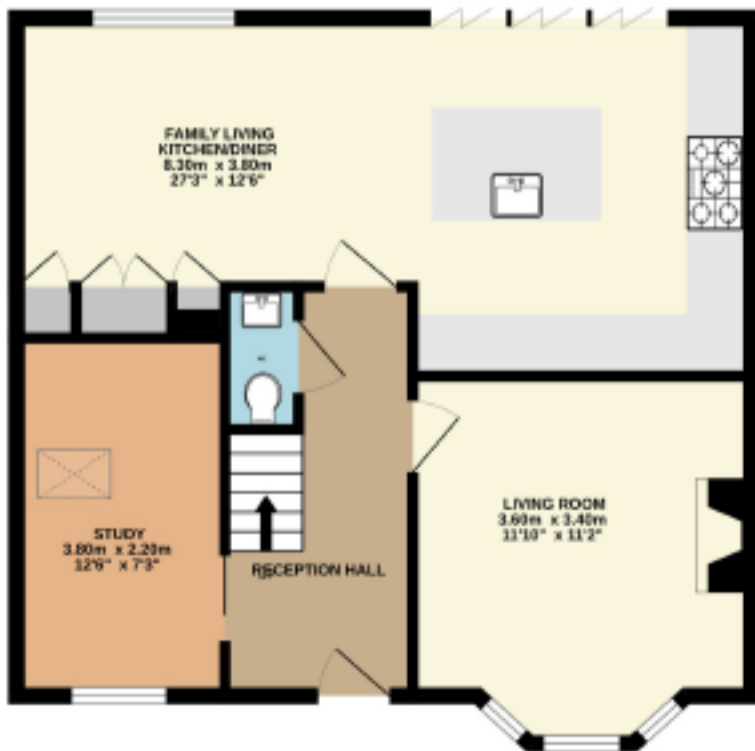




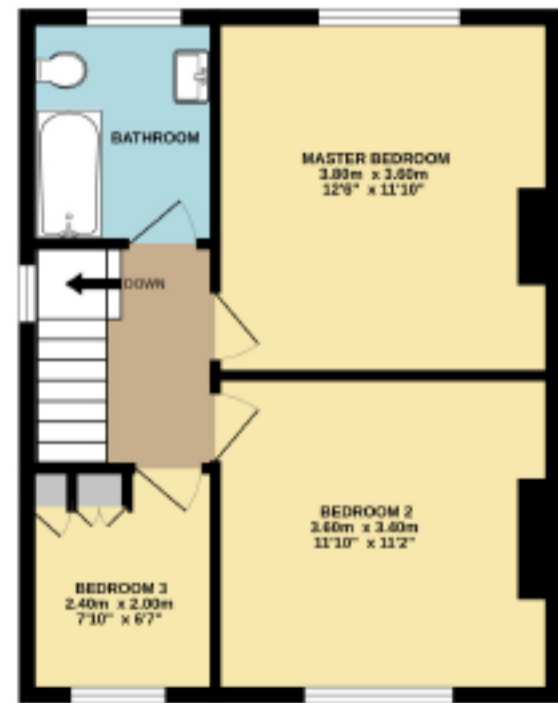
350 OLDFIELD ROAD, ALTRINCHAM,  
CHESHIRE, WA14 4QS

John N  
*Hilditch & Co*

Ground Floor  
56.4 sq.m. (607 sq.ft.) approx.



1st Floor  
39.7 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA : 96.1 sq.m. (1034 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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## 350 OLDFIELD ROAD ALTRINCHAM



Occupying arguably one of the quietest sections of Oldfield Road, this semi detached family home has been meticulously refurbished and extended to create fantastic contemporary accommodation throughout.

The accommodation in brief comprises entrance hall, living room, office/playroom and a superb open plan kitchen/living/dining space with bi-folds leading to the decked area and garden beyond. At first floor level there are three bedrooms and a family bathroom.

Externally there is off road parking to the front and to the rear is a superb low maintenance garden area comprising of a split level composite deck area and an artificial grassed area beyond.

Altrincham's busy market town centre is close at hand, the National Trust land at Dunham and Dunham Forest Golf Club are within walking distance and Altrincham town centre with its Metro System into Manchester is within a few minute drive.

### DIRECTIONS

From the centre of Altrincham, proceed along the A56 towards Sale and turn left into Oldfield Road opposite the George and Dragon Public House. The property will be found on the right hand side just beyond Bonville Road.

### GROUND FLOOR

RECEPTION HALL  
DOWNSTAIRS WC  
FAMILY LIVING/KITCHEN DINER 27'3" x 12'6" (8.30 x 3.80)  
LIVING ROOM 11'10" x 11'2" (3.60 x 3.40)  
STUDY 12'6" x 7'3" (3.80 x 2.20)

### FIRST FLOOR & LANDING

MASTER BEDROOM 12'6" x 11'10" (3.80 x 3.60)  
BEDROOM TWO 11'10" x 11'2" (3.60 x 3.40)  
BEDROOM THREE 7'10" x 6'7" (2.40 x 2)  
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		54 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

