



42 HAZEL ROAD, ALTRINCHAM,
CHESHIRE, WA14 1JL

John N
Hilditch & Co



TOTAL FLOOR AREA: 127.5 sq ft. (1372 sq ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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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42 HAZEL ROAD ALTRINCHAM



This attractive period bay fronted home has been meticulously finished by the current owner and offers spacious and contemporary accommodation over three floors.

The accommodation in brief comprises entrance hall, through living dining room, downstairs wc and open plan kitchen breakfast room. At first floor level there are two double bedrooms, a single bedroom and family bathroom. Completing the accommodation at second floor level is a superb bedroom suite with Juliette balcony and ensuite shower room.

Externally is ample off road parking and to the rear is delightful courtyard garden.

Ideally located within walking distance of Altrincham, Hazel Road comprises a mixture of terrace and semi detached houses, Altrincham's busy market town centre with its Metro service into Manchester lies close at hand, Hale village is also within easy striking distance, the urban motorway network and International Airport are literally on the doorstep and sporting and recreational facilities abound.

DIRECTIONS

From office in Hale, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across Barrington Road. Take the first right turning into Hazel Road and the property will be found on the right hand side.

GROUND FLOOR

ENTRANCE HALL

WC

LIVING ROOM 13'5" x 12'2" (4.10 x 3.70)

DINING ROOM 13'1" x 12'2" (4 x 3.70)

KITCHEN/BREAKFAST ROOM 15'5" x 11'10" (4.70 x 3.60)

FIRST FLOOR & LANDING

MASTER BEDROOM 16'1" x 11'6" (4.90 x 3.50)

BEDROOM THREE 13'1" x 10'6" (4 x 3.20)

BEDROOM FOUR 9'10" x 8'10" (3 x 2.70)

BATHROOM

SECOND FLOOR & LANDING

BEDROOM TWO 17'1" x 13'1" (5.20 x 4)

SHOWER ROOM



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		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

