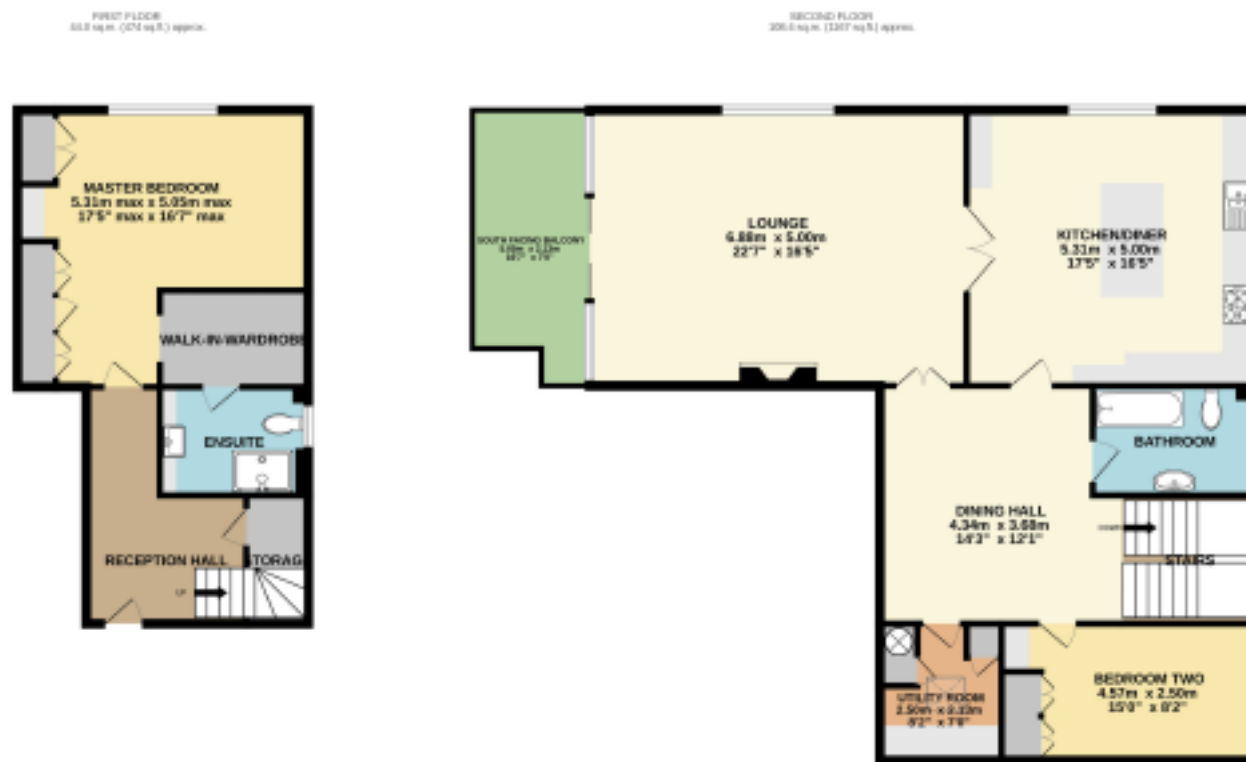




FLAT 2, PARKGATE, BRADGATE ROAD,
ALTRINCHAM, CHESHIRE, WA14 4QJ

John N
Hilditch & Co



TOTAL FLOOR AREA: 152.4 sq m (1640 sq ft) approx.
While 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 for any prospective purchase. 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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FLAT 2, PARKGATE BRADGATE ROAD ALTRINCHAM



Situated on arguably one of Altrincham's finest roads this beautifully presented first floor duplex apartment offers spacious accommodation within walking distance of Altrincham Town Centre.

In brief the accommodation comprises communal entrance, entrance hall, master bedroom suite including built in wardrobes, walk in wardrobe and ensuite shower room. To the upper level is a great size dining hall, utility room, bedroom two and a bathroom. Completing the accommodation is a good size dining kitchen and a fantastic 22 foot living room leading to a balcony enjoying a southerly aspect.

SECOND FLOOR

DINING HALL 14'3" x 12'1" (4.34 x 3.68)
UTILITY ROOM 8'2" x 7'0" (2.50 x 2.13)
LOUNGE 22'7" x 16'5" (6.88 x 5)
BALCONY 16'7" x 7'0" (5.05 x 2.13)
DINING KITCHEN 17'5" x 16'5" (5.31 x 5)
BEDROOM TWO 15'0" x 8'2" (4.57 x 2.50)
BATHROOM



Externally the building is approached via electric gates and has allocated parking in addition to a single garage with electric up and over door. The communal gardens are beautifully maintained laid mainly to lawn with mature trees and hedges.

Parkgate is a small development constructed in the late 1980's located in the heart of the conservation area. Altrincham's busy market town centre with its Metro service into Manchester lies close at hand, Hale's fashionable 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.

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.



DIRECTIONS

From the centre of Hale proceed along the main Langham Road to the first major set of traffic lights, turning right in the direction of Altrincham on the A56. Continue past Dunham Forest Golf Course and left into Bradgate Road where the development will be found immediately on the right.

FIRST FLOOR

ENTRANCE HALL

MASTER BEDROOM 17'5" max x 16'7" max (5.31 max x 5.05 max)

WALK-IN WARDROBE

EN-SUITE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

