



**PARKFIELD STABLES**  
**WOODVILLE ROAD, ALTRINCHAM**  
**CHESHIRE, WA14 2AL**



**FLOOR PLANS**  
 Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 257.9 sq.m. (2777 sq.ft.) approx.  
 While every attempt has been made to ensure the accuracy of the floor plan, the measurements of doors, windows, stairs and any other features are approximate and no responsibility is taken for any error. Attention is drawn to the fact that the floor plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. The architect, surveyor and appraiser do not accept any liability for any error or omission. Made with AutoCAD 2014.

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# PARKFIELD STABLES WOODVILLE ROAD ALTRINCHAM



Nestling in a truly superb location in a mature setting, this unique property also has the benefit of being within walking distance of Altrincham town centre.

Parkfield Stables has been completely refurbished and upgraded by our clients since its acquisition and now offers interestingly laid out accommodation extending in excess of 2,700 sq.ft.

The focal point of the living accommodation is a fabulous family living kitchen/diner with a utility room adjacent. There is also a generous living room.

The remainder of the accommodation comprises a generous reception hall, a master bedroom suite, and two further bedrooms one with en-suite facilities. There is also a separate studio which could be used for a multitude of activities.

- LIVING ROOM 18'1" x 14'5" (5.50 x 4.40)
- MASTER BEDROOM 15'9" x 12'6" (4.80 x 3.80)
- WALK-IN WARDROBE
- MASTER EN-SUITE
- BEDROOM TWO 12'10" x 10'10" (3.90 x 3.30)
- EN-SUITE
- BEDROOM THREE 14'5" x 8'6" (4.40 x 2.60)
- STUDIO 20'4" x 18'1" (6.20 x 5.50)

## FIRST FLOOR & LANDING

- BEDROOM FOUR 13'9" x 10'6" (4.20 x 3.20)
- BEDROOM FIVE/OFFICE 10'4" x 9'3" (3.14 x 2.81)
- BATHROOM



At first floor level there are two further bedrooms and a bathroom.

This property occupies one of the most secluded locations in the area. It is approached via a long winding driveway and is enclosed by an impressive electronically gated entrance.

The property is decorated to a light, tasteful contemporary theme and is presented in walk in condition.

Altrincham town centre offers a wide range of services and shops including the Metro System into Manchester.

Hale village is within five minutes drive within its range of shops and restaurants.

The urban motorway network and International Airport are close at hand.

## SERVICES:

All mains services re 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

Proceed down Woodville Road towards The Downs, look out on the left hand side for a sign reading Parkfield. The property is on the far end of the driveway.

## GROUND FLOOR

### RECEPTION HALL

UTILITY ROOM 16'1" x 7'3" (4.90 x 2.20)

FAMILY LIVING & KITCHEN DINER 47'3" x 18'1" (14.40 x 5.50)

PANTRY

WC

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-60	C		75 C
55-48	D	58 D	
39-54	E		
21-38	F		
1-20	G		

