

10 HIGHGATE ROAD, ALTRINCHAM, CHESHIRE, WA14 4QZ



GROUND FLOOR 125.2 sq.m. (1348 sq.ft.) approx.

KITCHENBREAKFAST ROOM
6.50m x 3.50m
22'4" x 19'9"

SNUG
3.90m x 2.80m
12'10" x 9'2"

LIVING ROOM
6.40m x 4.00m
21'0" x 13'1"

15T FLOOR 70.5 sq.m. (759 sq.ft.) approx.



TOTAL FLOOR AREA: 195.8 sq.m. (2107 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, necesurements of doors, viristions, norms and any other items are approximate and no responsibility is taken for any entry orinisation or mile-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 appendixty or efficiency can be given.

Made with Metropix 62922

FLOOR PLANS

Not to Scale. For Illustration purposes only.



10 HIGHGATE ROAD ALTRINCHAM



Set in a superb mature location within easy striking distance of Altrincham and Hale, this house has been beautifully modernised, upgraded and extended and now offers excellent family accommodation spread over two floors.

Briefly the accommodation comprises a welcoming reception hall with downstairs cloakroom, the focal point of the ground floor is a magnificent kitchen/breakfast/dining room with fabulous views across the mature gardens to the rear. Completing the ground floor is a separate living room and a snug/study. At first floor level leading from a generous landing is a master bedroom, three further bedrooms and a family bathroom.

Externally is a substantial double garage, a laundry room and a boot room, whilst to the front of the property are well proportioned gardens and ample parking facilities. To the rear sits a fabulous garden offering a mature backdrop for this excellent

The size of the plot also gives excellent potential to extend what is already an excellent family house.

family house and also providing an excellent level of privacy from

Altrincham's busy market town centre lies literally within fifteen minutes walk, and Hale's fashionable village lies within five to ten minutes drive. The urban motorway network and International Airport are on the doorstep, sporting and recreational facilities abound. The National Trust land at Dunham is literally within five minutes drive.

DIRECTIONS

adjacent houses.

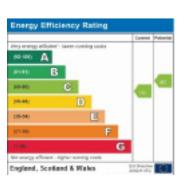
From the centre of Altrincham proceed up the main A56 through the yellow speed camera, turning right into Highgate Road, the property will be found on the right.

GROUND FLOOR

RECEPTION HALL

WC

KITCHEN/BREAKFAST ROOM 22'4" \times 19'0" (6.80 \times 5.80) LIVING ROOM 21'0" \times 13'1" (6.40 \times 4) SNUG 12'10" \times 9'2" (3.90 \times 2.80) BOOT ROOM



FIRST FLOOR & LANDING

MASTER BEDROOM 13'1" x 11'2" (4 x 3.40)
BEDROOM TWO 12'10" x 11'6" (3.90 x 3.50)
BEDROOM THREE 13'1" x 9'2" (4 x 2.80)
BEDROOM FOUR 12'10" x 9'2" (3.90 x 2.80)
BATHROOM

EXTERNALLY

DOUBLE GARAGE 17'1" x 14'9" (5.20 x 4.50) LAUNDRY ROOM 10'6" x 6'7" (3.20 x 2)



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.



