



10 HIGHGATE ROAD, ALTRINCHAM,  
CHESHIRE, WA14 4QZ

John N  
*Hilditch & Co*

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



1ST FLOOR  
70.5 sq.m. (759 sq.ft.) approx.



TOTAL FLOOR AREA : 195.8 sq.m. (2107 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 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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# 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 family house and also providing an excellent level of privacy from adjacent houses.

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

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

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" x 19'0" (6.80 x 5.80)

LIVING ROOM 21'0" x 13'1" (6.40 x 4)

SNUG 12'10" x 9'2" (3.90 x 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.

