



38 OLDFIELD ROAD | ALTRINCHAM

OFFERS OVER £475,000

A superbly presented period terraced family home (1545 Sq Ft) in a sought after location. Entrance hall, front living room plus separate rear dining room leading onto the fitted open plan dining kitchen with French windows onto the rear garden. To the lower ground floor there are two main cellar chambers, one is currently used as a home office and the other as an occasional bedroom with full bathroom off. To the first floor there are three excellent bedrooms and bathroom/WC. Courtyard garden to the front and artificial grass garden to the rear. Altrincham town centre within close proximity and John Leigh park on the doorstep.

POSTCODE: WA14 4EF

DESCRIPTION

A superbly proportioned and deceptively spacious family home with features of the period. Positioned in an enviable location within easy reach of Altrincham town centre with the Market Quarter and Metrolink approximately 0.7 miles distant and also with John Leigh park on the doorstep.

The accommodation has been extended to the rear. The accommodation is approached via a recessed porch which leads onto the entrance hall and a bay fronted living room with the focal point of a cast iron fireplace. To the rear there is a separate dining room which opens onto an impressive open plan dining kitchen with French windows onto the rear gardens. To the first floor there are three excellent bedrooms and bathroom/WC. All bedrooms have cast iron fireplaces.

The accommodation is completed by the cellars which provide a storage space within the hallway and the front chamber is currently used as a home office whilst to the rear the second chamber has an adjacent full bathroom/WC.

Externally to the front of the property there is permit parking on Oldfield Road and gated access leads onto the courtyard garden, whilst to the rear and accessed via the dining kitchen a paved footpath leads onto the artificial grass garden.

The location is also ideal being within the catchment area of highly regarded primary and secondary schools with Altrincham C of E Aided Primary School recently ranking 15th in the Sunday Times top 250 English state primary schools table.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Leaded effect PVCu double glazed front door. Oak flooring. Radiator. Stairs to first floor.

LIVING ROOM

13'11" x 11'3" (4.24 x 3.43)

With a focal point of a period open fireplace. PVCu double glazed bay window to the front. Radiator. Television aerial point. Telephone point. Cornice. Picture rail.

DINING ROOM

13'11" x 11'7" (4.24 x 3.53)

With PVCu double glazed window overlooking the rear garden. Oak flooring. Radiator. Television aerial point. Fitted storage cupboards.

DINING KITCHEN COMPRISING

24'2" x 8'2" max (7.37 x 2.49 max)

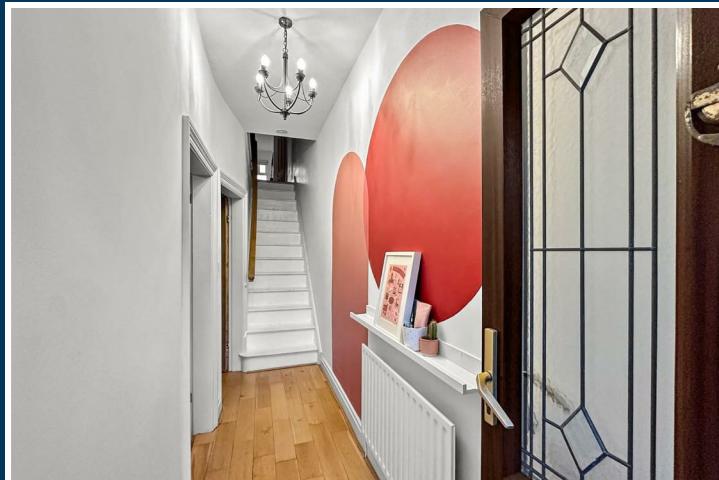
KITCHEN

Fitted with a comprehensive range of cream wall and base units with natural wood work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven and microwave, four ring gas hob with stainless steel extractor hood plus integrated dishwasher, fridge and freezer. Cupboard housing combination Worcester gas central heating boiler. Oak wood flooring. Radiator. Steps to:

DINING AREA

With a continuation of the oak wood flooring. Radiator. PVCu double glazed doors provide access onto the rear garden. Velux window to the rear. Opaque PVCu double glazed window to the side. Fitted storage cupboard. Plumbing for washing machine. Space for dryer. Recessed low voltage lighting.

CELLARS



HALLWAY

Access to large storage cupboard. Radiator.

CHAMBER 1

13'8" x 11'3" (4.17 x 3.43)

Laminate wood flooring. Radiator. Recessed low voltage lighting. PVCu double glazed window to the front. Telephone point.

CHAMBER 2

13'9" x 11'4" (4.19 x 3.45)

With PVCu double glazed window to the rear. Radiator. Recessed low voltage lighting. Television aerial point.

BATHROOM

8'6" x 8'0" (2.59 x 2.44)

With a suite comprising panelled bath with mains shower over, pedestal wash hand basin and WC. Opaque PVCu double glazed window to the side. Radiator. Half tiled walls. Recessed low voltage lighting. Airing cupboard.

FIRST FLOOR

LANDING

Loft access hatch. Radiator.

BEDROOM 1

15'0" x 12'0" (4.57 x 3.66)

With a focal point of a cast iron fireplace. PVCu double glazed window to the front. Radiator. Television aerial point.

BEDROOM 2

14'0" x 9'2" (4.27 x 2.79)

Cast iron fireplace. PVCu double glazed window overlooking the rear garden. Radiator.

BEDROOM 3

12'1" max x 8'3" (3.68 max x 2.51)

With PVCu double glazed window to the rear. Cast iron fireplace.

BATHROOM

7'4" x 5'1" (2.24 x 1.55)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, WC and pedestal wash hand basin. Chrome heated towel rail. Tiled walls and floor. Extractor fan. Opaque PVCu double glazed window to the side.

OUTSIDE

To the front of the property is a courtyard garden whilst to the rear and accessed via the dining kitchen is a patio footpath with gardens beyond laid to astro turf for easy maintenance.

Permit parking.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

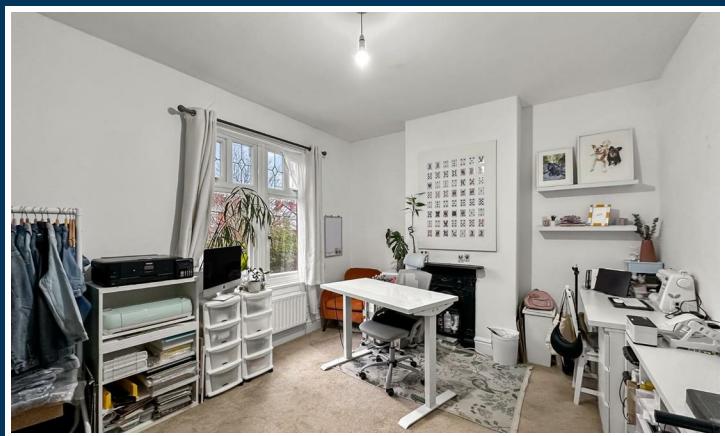
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TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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