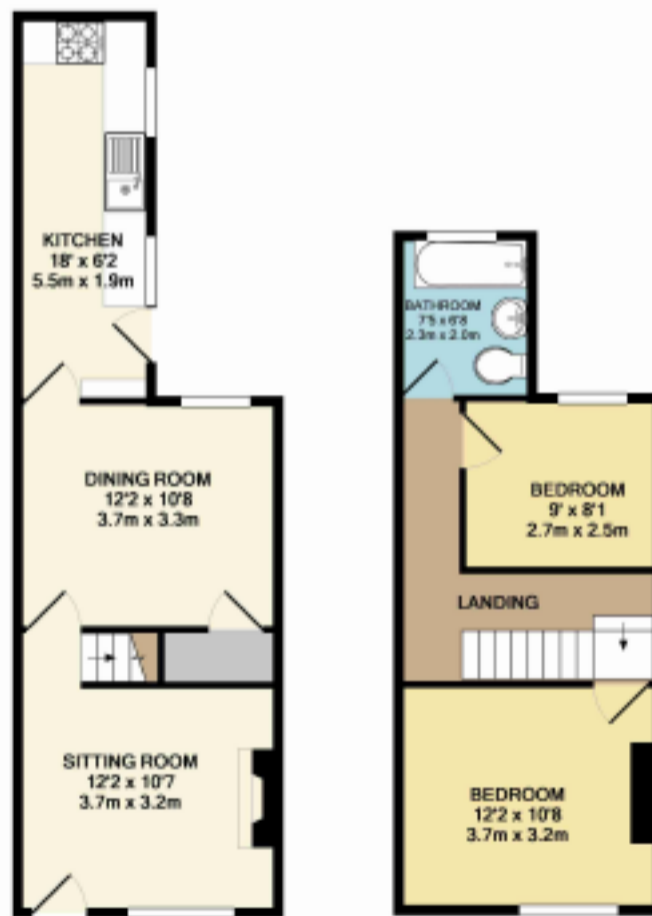




36 BOROUGH ROAD, ALTRINCHAM
CHESHIRE, WA15 9RA

John N
Hilditch & Co



GROUND FLOOR
APPROX. FLOOR
AREA 399 SQ. FT.
(37.1 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 329 SQ. FT.
(30.6 SQ. M.)

36 BOROUGH ROAD
TOTAL APPROX. FLOOR AREA 728 SQ. FT. (67.7 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is to their operability or efficiency can be given.
Made with Mapsof 02015

FLOOR PLANS

Not to Scale. For Illustration purposes only.

162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Fax: 0161 929 6333

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36 BOROUGH ROAD ALTRINCHAM

A well proportioned Victorian terraced property superbly located in this popular area set within easy walking distance of both Altrincham and Hale.

This two bedroomed property offers well planned accommodation spread over two floors and in brief comprises dining room, living room, kitchen, and to the first floor two double bedrooms and family bathroom. Externally is a small garden to the front and a courtyard to the rear. The property benefits from a residents permit parking scheme allowing easier on street parking for residents and visitors.

Borough Road is characterised by a mixture of Victorian terraced houses and is set within walking distance of both Hale and Altrincham. Hale with its range of fashionable shops and restaurants and is complemented by Altrincham with its busy market town centre and regular Metrolink services into Manchester. Schools for all ages serve the area, the Bollin Valley and Green Belt are on the doorstep and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed along Westgate to the junction with Broomfield Lane bearing right and immediately turning left onto Hale Road. Continue for approximately four hundred yards turning right onto Hawthorn Road. At the bottom of Hawthorn Road turn left onto Stamford Road Park and then almost immediately right onto Borough Road.

GROUND FLOOR

DINING ROOM 12'2" x 10'8" (3.7 x 3.3)
LIVING ROOM 12'2" x 10'7" (3.7 x 3.2)
KITCHEN 18'0" x 6'2" (5.5 x 1.9)

FIRST FLOOR & LANDING

LANDING
BEDROOM ONE 12'2" x 10'8" (3.7 x 3.2)
BEDROOM TWO 9'0" x 8'1" (2.7 x 2.5)
FAMILY BATHROOM 7'5" x 6'8" (2.3 x 2.0)

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.

