

*John N*  
**Hilditch & Co**



**6 SYCAMORE AVENUE, ALTRINCHAM  
CHESHIRE, WA14 4JR**

OCCUPYING AN EXCELLENT CUL DE SAC LOCATION A WELL  
PROPORTIONED THREE BEDROOMED SEMI DETACHED HOUSE SITTING IN  
A QUIET CUL DE SAC WITH A WELL PROPORTIONED REAR GARDEN.

**£179,950**

162/164 Ashley Road, Hale, Cheshire WA15 9SF  
Tel: 0161 929 6363 Fax: 0161 929 6333  
Email: [sales@jhilditch.com](mailto:sales@jhilditch.com)

## DESCRIPTION

Occupying an excellent location within easy striking distance of both Altrincham and Hale this three bedroomed semi detached house sits in a quiet cul de sac well served by local amenities. Briefly the accommodation comprises on the ground floor an entrance hallway, lounge, a ground floor wc and a good sized breakfast kitchen opening onto the rear garden. At first floor level is a good sized landing, three bedrooms and a bathroom. Externally is a good sized driveway and a neat lawned garden. One of the particular features of the house will be the excellent garden to the rear.

This particular part of Altrincham is ideally located being in an excellent catchment area for local schools. It is handily located for Altrincham town centre with its Metrolink services into Manchester, whilst Hale with its fashionable village and range of shops and services are also close at hand. The urban motorway network and International Airport are literally on the doorstep and sporting and recreational facilities abound. Of particular note will be the well presented accommodation leading from the first floor is a fully boarded loft area ideal for storage. Externally is a garden shed with power supply and outside tap and security light.

## DIRECTIONS

Turn right off Oldfield Road into Greenway Road. Left into Taylor Road, right onto The Crescent and left into Sycamore Avenue.

### IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

*Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.*

## GROUND FLOOR

Re-enforced Upvc front door with frosted double glazed panels opening onto the inner hallway.

### HALLWAY 2 X 1.39 (6'7" X 4'7")

with stairs to first floor. Double radiator. Central heating thermostat. Door to lounge.

### LOUNGE 5.1 (MAX) X 3.9 (16'10" X 12'9")

Upvc window to front. Double radiator. Television point. Fireplace with log burning stove. Door to rear hallway.

### REAR HALLWAY

with quarry tiled floor and door to rear garden. Understairs store area. Radiator. Plumbing for washing machine.

### GROUND FLOOR WC 1.76 X .87 (5'9" X 2'9")

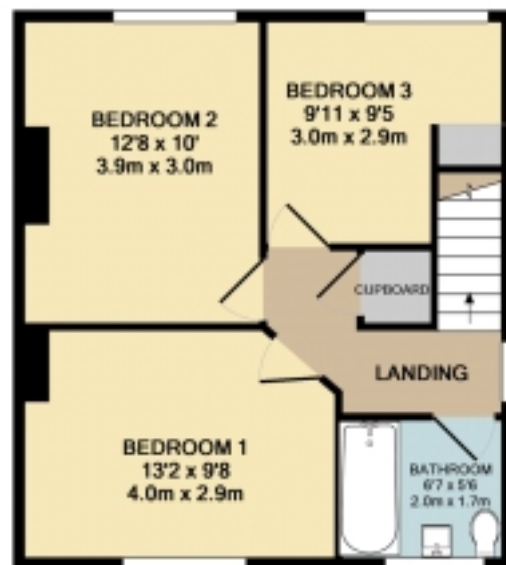
with quarry tiled floor. Low level wc. Wall mounted wash basin. Double glazed frosted window to side.

### DINING KITCHEN 3.9 X 2.9 (12'8" X 2.93 (12'8" X 9'7"))

with quarry tiled floor. Double glazed window to rear. Generous kitchen fitted with a range of medium wood units comprising base units, wall units and drawers. Wall mounted gas fired central heating boiler. Single drainer stainless steel sink unit with mixer tap and cupboards below. Space for fridge. Plumbing for washing machine. Electrolux oven and grill. Four ring gas hob with extractor hood. Telephone point.

Stairs to first floor and landing





### 6 SYCAMORE AVENUE

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 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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