



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS

# 8 Normanby Chase

Altrincham, Cheshire, WA14 4QP



£1,350,000

[www.watersons.net](http://www.watersons.net)

[www.watersons.net](http://www.watersons.net)





**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**SALE OFFICE:**  
 91-93 SCHOOL ROAD, SALE,  
 CHESHIRE M33 7XA  
 TEL: 0161 973 6688  
 FAX: 0161 976 3355  
 Email: sale@watersons.net

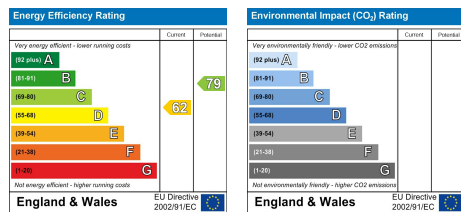


INDEPENDENT ESTATE AGENTS

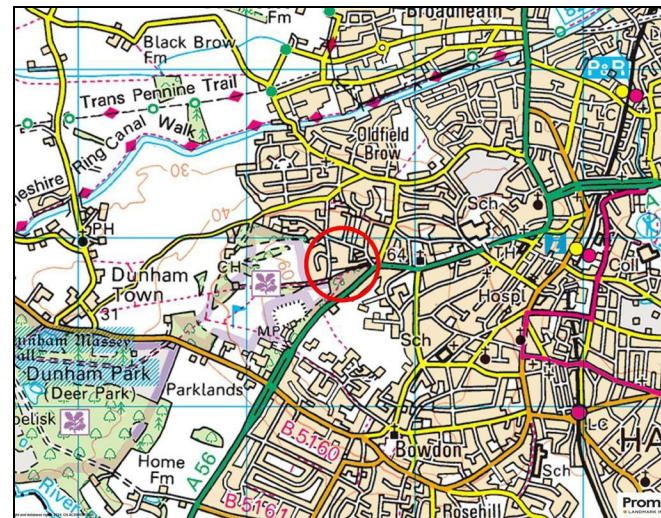
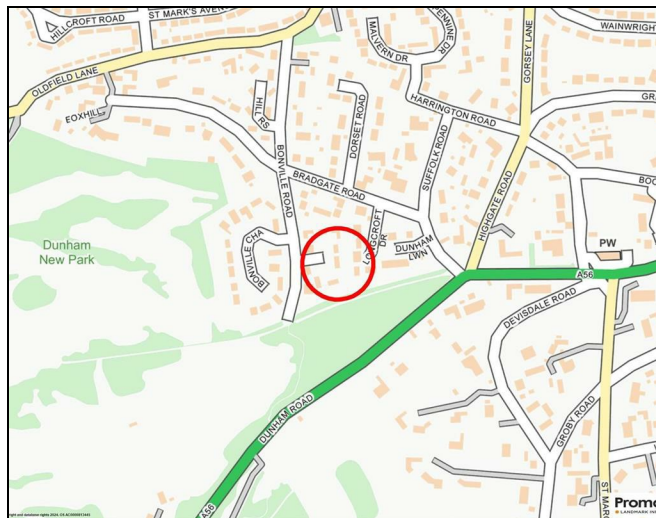


## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, continuing over the crossings to the traffic lights. At the traffic lights, proceed straight across into Stamford Road. At the top of Stamford Road, turn right just past The Griffin and The Stamford Arms Pubs into The Firs. Continue along The Firs and take the second left turning into St Margarets Road. At the end of St Margarets Road, turn left onto the main A56 Dunham Road. Take the third right turning into Bradgate Road. Continue along and turn left into Bonville Road. Take the first left into Normanby Chase and the property will be



# overview

A SUBSTANTIAL FOUR DOUBLE BEDROOM DETACHED FAMILY HOME LOCATED ON A PRIVATE ROAD ON THE FRINGE OF DUNHAM FOREST ON A WONDERFUL 0.33 ACRE PLOT.

Porch. Entrance Hall. Study. Living & Dining Room. Family Room/Study. Conservatory Day Room. Breakfast Kitchen. Utility/Second Kitchen. Four Double Bedrooms. Two Baths/Shower. Double Garage. Large Gardens. NO CHAIN!



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

A superbly proportioned Detached family home, located on this appealing cul-de-sac of just 9 properties beautifully situated on the fringe of Dunham Forest and Golf Club with beautiful walks towards the open space of Dunham Park as well as being ideally situated for Altrincham Boys and Girls Grammar Schools

In addition, the property is within easy reach of Altrincham Town Centre, its facilities, the popular market quarter, the Metrolink and there is access to the M56/M6 Motorway networks serving the region, including access to Manchester Airport.

The property stands in a wonderful, mature Garden plot extending to approximately 0.33 of an acre offers, whilst the house itself is well proportioned with the accommodation extending to approximately 3000 square feet.

The accommodation provides Three Reception Areas to the Ground Floor, in addition to a Conservatory Day Room and Breakfast Kitchen with double oven, fridge/freezer, dishwasher and microwave.

There is a useful Second Kitchen/Utility Room with fridge/freezer, oven, dishwasher, microwave, washing machine and dryer.

To the First Floor are Four excellent Double Bedrooms all with built in wardrobes, served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom

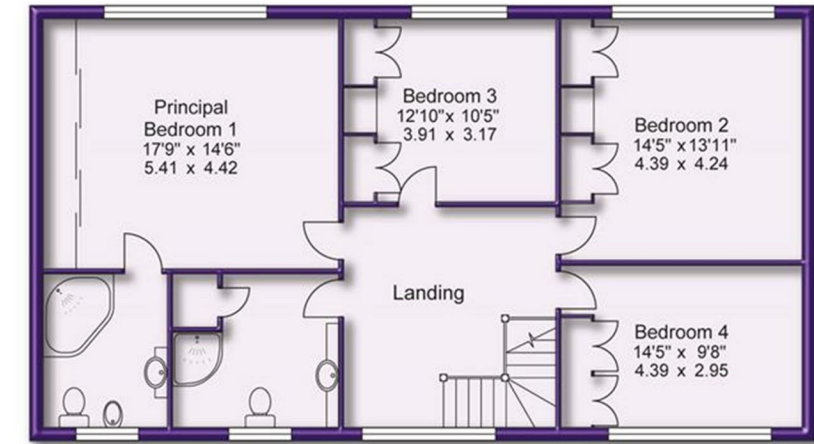
A characteristic of this style of property is that it enjoys wide windows to all rooms providing an abundance of natural light.

Externally, a Gated Entrance provides access to a block paved Driveway providing extensive off street Parking, set behind brick walled railings and leading to the Integral Garage.

The Gardens to the property are a most delightful feature, laid to the front, side a rear principally to lawn with natural borders providing excellent all year screening and privacy. The size and shape of the plot renders the property to be suitable for extending further if required subject to any necessary consents.

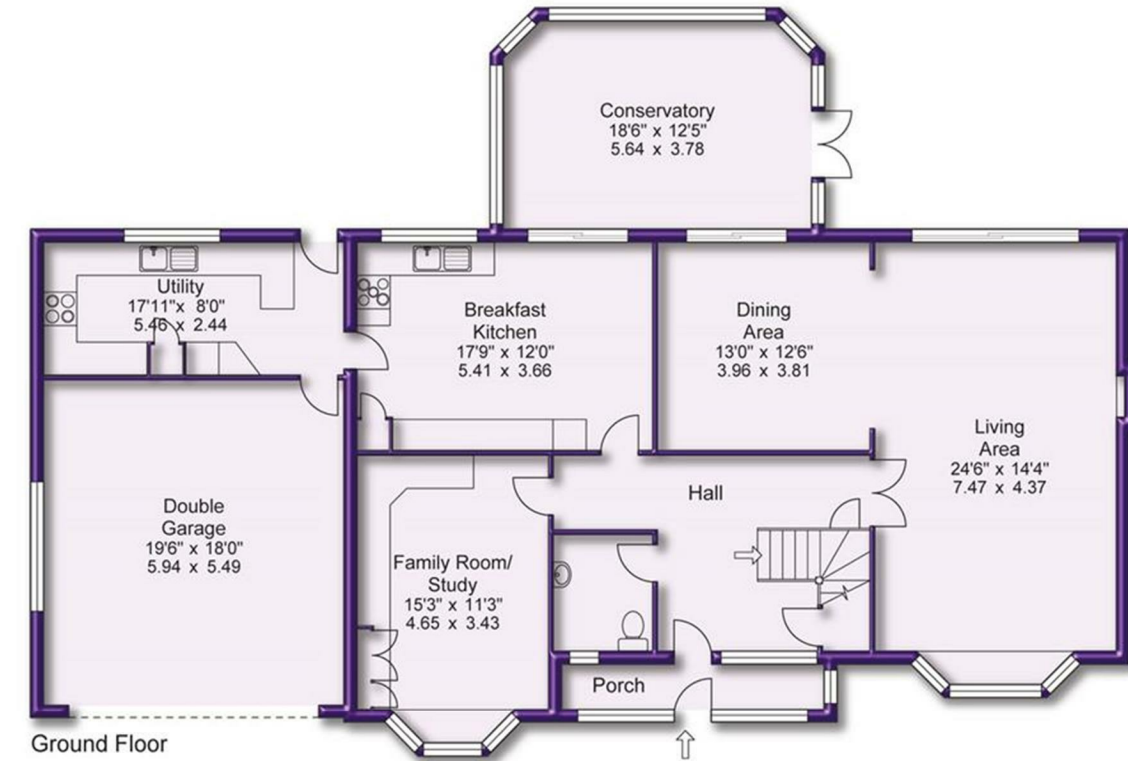
This property is ready to move into yet at the same time offers excellent additional potential, offered for sale with no chain.

- Freehold
- Council Tax Band G



First Floor

Approx Gross Floor Area = 3066 Sq. Feet  
= 284.8 Sq. Metres



Ground Floor