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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 8 Rivington Road

Hale, Altrincham, WA15 9PH



£800,000

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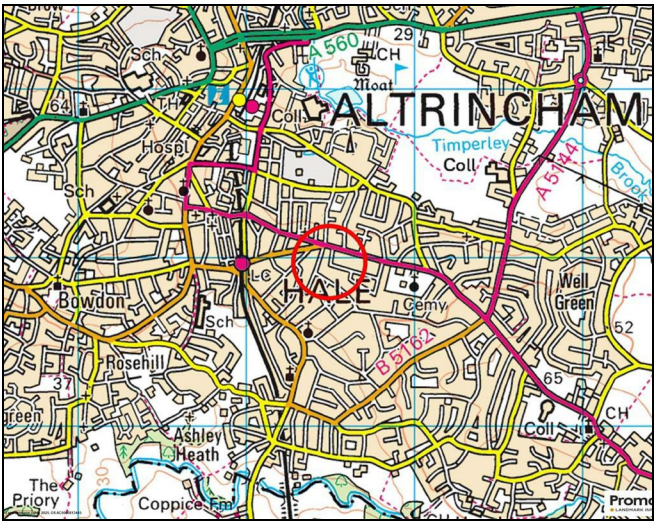
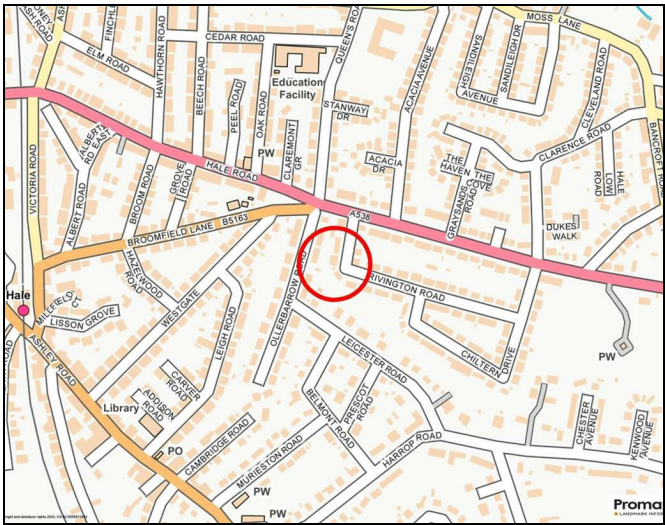
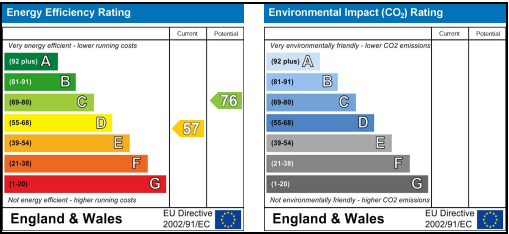
WATERSONS

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# energy efficiency

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



# overview

AN ENORMOUSLY ATTRACTIVE SEMI DETACHED FAMILY HOME IN A MOST DESIRABLE LOCATION WITHIN WALKING DISTANCE OF HALE VILLAGE AND OFFERING EXCELLENT POTENTIAL TO UPDATE AND IMPROVE. 1826 SQFT.

Hall. Lounge. Dining Room. Kitchen. Conservatory Day Room. Three Bedrooms. Study. Two Bath/Showers. Driveway. Detached Garage. Gardens. No Chain!



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures or services and so cannot verify 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

An enormously attractive Semi Detached family home with distinctive black and white half timbered elevations, being a design feature of many of the properties within this niche neighbourhood of Rivington Road and Chiltern Drive.

These enormously popular homes are perfectly located in the peaceful neighbourhood within walking distance of Hale Village with its range of fashionable shops, restaurants and bars and with Stamford Park and School on the doorstep.

This particular property has been in the same family ownership for over fifty years and has been cared for during the family's long period of ownership but is now ready for updating and improving, whilst at the same time being ready to move into. With a wealth of attractive character features throughout to include wide leaded windows, some attractive timber beam work and traditional fireplaces.

The property offers accommodation arranged over Two Floors extending to approximately 1826 square feet in addition to a Detached Garage. There are Two spacious Reception Rooms to the Ground Floor, in addition to a Breakfast Kitchen with a Conservatory Day Room off.

To the First Floor are Three good sized Bedrooms and a Study. Bedroom Three is accessed via the Study and these two rooms were created from what was originally one larger double bedroom. There are Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

Externally, a long Driveway provides off street Parking and leads to the Detached Single Garage. The Garden to the rear is an attractive feature with patio areas adjacent to the back of the house with lawned Garden beyond, enclosed with mature shrubs, bushes, trees and plants providing excellent screening.

A lovely example of a most distinctive style of home, in this great location, offered for sale with no chain.

Comprising:

Wood panelled entrance door to the Hall with windows to the front, timber beaming and a staircase to the First Floor with cloaks and storage beneath.

Lounge with wide bay window to the front with a window seat. Attractive fireplace and an additional window to the side.

Dining Room with French door and windows overlooking and providing access to the gardens. Attractive open grate fireplace feature and extensive custom built cabinets.

Kitchen with two windows to the side and fitted with an extensive range of wood laminate fronted base and eye level units with integrated stainless steel double oven, hob, extractor fan and additional freestanding appliances which may be available to the incoming purchaser, subject to negotiation. There is a useful Ground Floor WC off the Kitchen.

A door leads through to the Conservatory Day Room of double glazed uPVC frame construction and French doors and windows give access and enjoy aspects of the garden.

First Floor Landing with attractive window to the front and doors to the Bedrooms and Family Bathroom.

Bedroom One with a wide window to the front. Built in sliding door wardrobes and dressing table.

This Bedroom is served by the En Suite Shower Room with corner shower, WC and wash hand basin.

Bedroom Two with windows to the side and rear and built in drawers and vanity unit.

Bedroom Three, accessed via the Study which originally formed part of the room, with a window to the rear, built in dressing table and wardrobe.

The Study also has built in furniture and a wardrobe.

The Bedrooms are served by the Family Bathroom fitted with a white suite of bath with shower over, wash hand basin and with an adjacent Separate WC.

A really charming family home, offered for sale with No Chain.

AGENTS NOTE:

The property owned by a direct family member relation of Peter Waterson, Managing Director of Watersons Estate Agents, we are obliged to make this legal notification.

- Leasehold - 999 years from 29 September 1925 - Ground Rent - £57.50 which is for a ten year period. The next period having recently been paid by the current vendor. The vendors have enquired into purchasing the leasehold and freehold and more information is available on request.

- Council Tax Band F



Approx Gross Floor Area = 1995 Sq. Feet  
(inc. Garage) = 185.4 Sq. Metres  
Approx Gross Floor Area = 1836 Sq. Feet  
(exc. Garage) = 170.6 Sq. Metres

