



65 CHESTNUT DRIVE, M33 4HN
£359,950



DESCRIPTION

****WATCH OUR VIDEO TOUR**** A TRADITIONAL THREE BEDROOM SEMI-DETACHED WHICH FORMS PART OF HIGHLY SOUGHT AFTER LOCATION WHICH HARNESSES HUGE DEVELOPMENT POTENTIAL WITH FULL PLANNING PERMISSION ALREADY GRANTED FOR A HIGHLY IMPRESSIVE GROUND AND FIRST FLOOR EXTENSION. This traditional family home benefits from large SOUTH FACING rear garden, two spacious reception rooms and a driveway providing ample off road parking. The property forms part of a much sought after location which puts it within easy reach of both Sale and Altrincham in addition to being within the catchment area for the well regarded local schools Trafford is renowned for including Tyntesfield Primary School which has been described as 'outstanding' by Ofsted. Warmed by gas central heating and double glazing throughout. In brief the accommodation comprises: Entrance hallway, dining room with bay window, lounge and a spacious kitchen. To the first floor there are three bedrooms two of which are double bedrooms and the third being a much larger than average single bedroom. There is also a bathroom which has been fitted with a white suite. Externally to the rear there is a large south facing garden which is mainly laid to lawn with an initial patio area and panelled fencing enclosure. To the front there are further gardens and a driveway which leads down the side of the property to a detached single garage.

KEY FEATURES

- Planning approved for two storey extension
- Sought after location
- Single detached garage
- Large south facing rear garden
- Catchment area for Tyntesfield Primary
- Close to both Sale & Altrincham





'A traditional three bedroom semi-detached which forms part of a sought after location and comes complete with approved planning permission for a large ground and first floor extension creating a 4 bedroom family home'

DIMENSIONS

Ground Floor

Entrance Hallway

Dining Room
12'3" x 12'3" (3.75 x 3.75)

Lounge
13'5" x 12'3" (4.11 x 3.75)

Kitchen
16'2" x 8'7" (4.93 x 2.62)

First Floor

Landing

Bedroom One

16'0" x 11'3" (4.88 x 3.44)

Bedroom Two

11'3" x 9'10" (3.44 x 3.0)

Bedroom Three

7'6" x 7'2" (2.29 x 2.20)

Bathroom

7'2" x 5'10" (2.20 x 1.80)

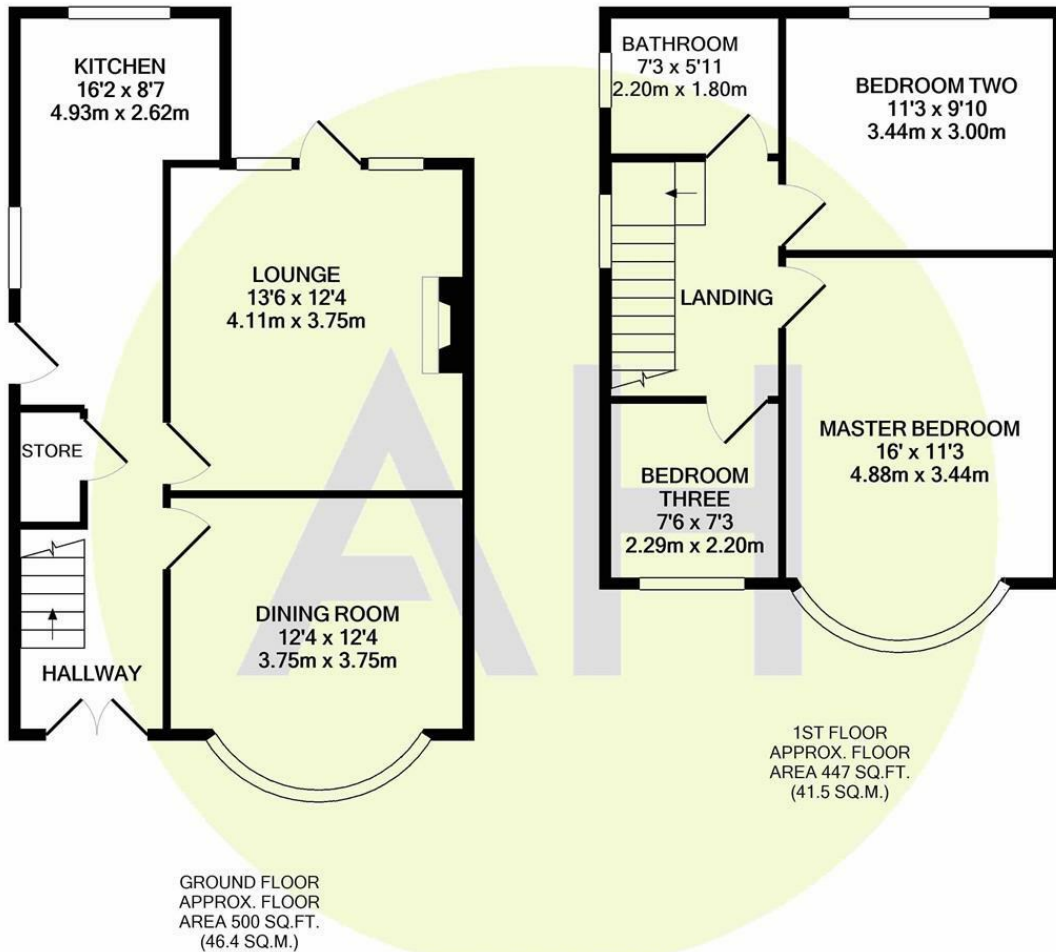
Externally

Rear Garden

Front Garden

Driveway

Single Garage



TOTAL APPROX. FLOOR AREA 946 SQ.FT. (87.9 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 as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		57	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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