



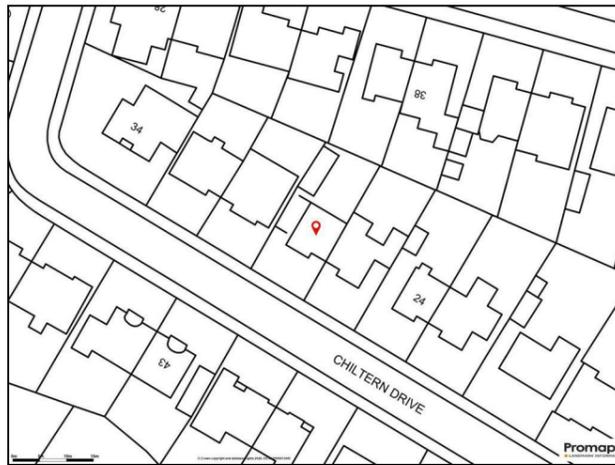
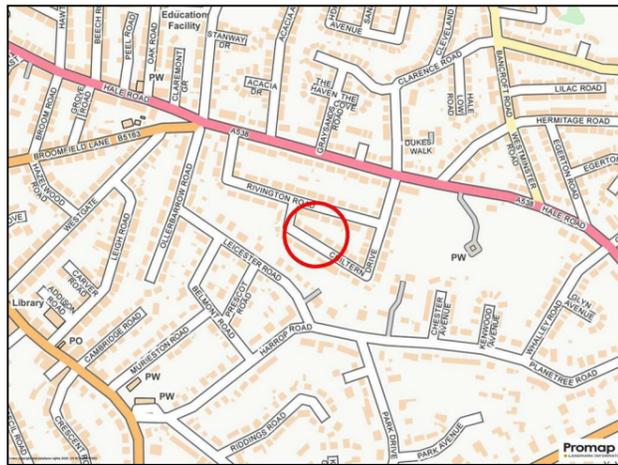
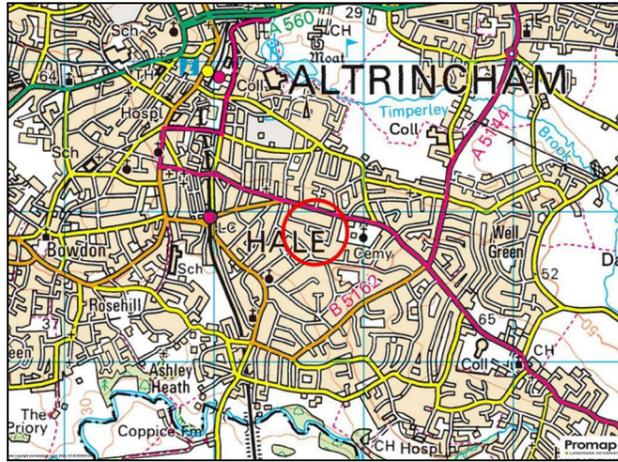
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INDEPENDENT ESTATE AGENTS

# location



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

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			
		67	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 28 Chiltern Drive Hale, Altrincham, WA15 9PN



**A CHARMING SEMI DETACHED HOME IN A PRIME LOCATED POSITIONED BETWEEN HALE VILLAGE AND ALTRINCHAM TOWN CENTRE, WITH STAMFORD PARK AND SCHOOLS ON THE DOORSTEP, OFFERING FAMILY ACCOMMODATION WITH EXCELLENT SCOPE TO EXTEND AND IMPROVE, PLUS A SELF-CONTAINED STUDIO ANNEXE. 1560 SQFT.**

**Porch. Hall. WC. Lounge. Dining Room. Kitchen. Two/Three Bedrooms. Bathroom. Annexe. Garden. No chain.**

**Offers Over £675,000**

# in detail



A fabulous opportunity to acquire this most attractive Semi Detached family home located within the popular neighbourhood of Chiltern Drive and Rivington Road, perfectly positioned within walking distance of Hale Village with its range of fashionable shops, restaurants and bars and Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink. In addition, Stamford Park and School on the doorstep.



The property enjoys a Garden frontage, whilst to the rear, the Garden is laid to patio and gravelled areas for ease of maintenance. An excellent property in a first class location and offering superb additional potential.



The property is ready to move into and at the same time offers excellent potential to upgrade and improve and has accommodation arranged over Two Floors extending to 1308 square feet, but in addition has the bonus of a Converted Garage which provides a Self Contained Studio Annexe which historically has been rented out.

To the Ground Floor is a Lounge, Dining Room and Breakfast Kitchen.

At First Floor level the property was originally built as a Three Bedroom house but was reconfigured by the current owner to provide Two Bedrooms, plus an En Suite Dressing Room to the main Bedroom, but could easily be reinstated if required, otherwise the property has scope to extend to potentially a Four Bedroom property as evidence by neighbouring homes.

A charming property in a great location, offered for sale with no chain.

Comprising:  
Entrance Porch. Hall with staircase to the First Floor. Ground Floor WC and Cloak Room.

Lounge with 'hole in the wall' fireplace and an attractive bow window to the front.

Dining Room with patio doors giving access to and enjoying aspects of the gardens.

A door leads through to the Breakfast Kitchen, fitted with an extensive range of units with garden aspect and a door leading outside.

First Floor Landing with an attractive Half Landing and window seat.

Bedroom One with a window overlooking the rear garden and an arched opening into the En Suite Dressing Room, originally the Third Bedroom with built in wardrobes and window to the rear.

Bedroom Two has a window to the front and built in wardrobes.

The Bedrooms are served by the spacious Family Bathroom with separate shower cubicle.

Externally, a long Driveway provides good off street Parking returning underneath a Carport. Beyond this is the Converted Garage now a Studio Annex providing a Bed/Sitting Room and Shower Room.



- Leasehold - 999 years (less 10 days) from 29 September 1929
- Council Tax Band F



Approx Gross Floor Area = 1560 Sq. Feet  
(Including Annexe) = 145.0 Sq. Metres  
Approx Gross Floor Area = 1308 Sq. Feet  
(Excluding Annexe) = 121.5 Sq. Metres

