



Rivington Road | | Hale | WA15 9PJ

Guide price £850,000



SHEPPARD & CO

Rivington Road |  
Hale | WA15 9PJ  
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- An Attractive Traditional Bay Fronted Semi Detached Home
- Well Presented With Scope For Further Improvement
- Three Reception Rooms
- Ample Parking Plus A Detached Garage
- Spacious Accommodation Approaching 1,700 sq ft
- Fantastic Potential To Extend Subject To The Relevant Permissions
- Gardens To The Front And Rear
- NO ONWARD CHAIN

An Attractive Family Home in the Heart of Hale – Bursting with Potential

Ideally positioned within walking distance of Hale village, this charming bay-fronted semi-detached residence offers generous living space and exciting potential for further improvement or extension (subject to the necessary planning consents).

Well presented throughout, the accommodation opens with a welcoming entrance hall and comprises a downstairs WC, a bright and spacious living room, a separate dining room, a morning room, and kitchen, all offering a natural flow for modern family living.

To the first floor, there are four well-proportioned bedrooms, a family bathroom, and a separate WC. The second floor completes the picture with a further bedroom and its own en suite shower room, perfect for guests, older children, or a peaceful home office space.

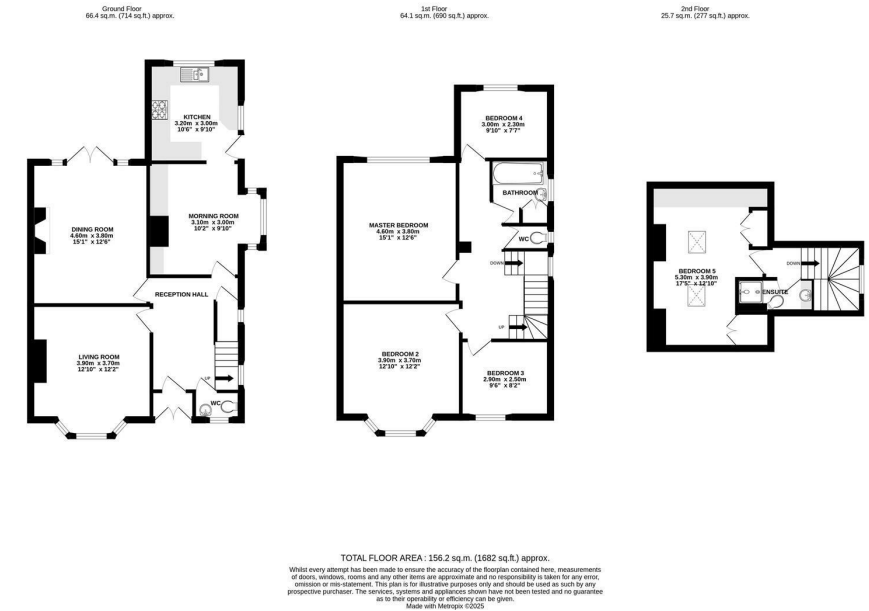
Externally, the property enjoys a generous frontage with a mature, well-stocked garden, ample driveway parking, and a detached garage. The rear garden is designed with ease in mind, featuring a substantial artificial lawn, deep borders, and a paved terrace, ideal for outdoor entertaining, with direct access from the dining room.

A superb opportunity in one of Hale's most sought-after locations, offering both immediate comfort and scope for long-term enhancement. Early viewing highly recommended.

POST CODE - WA15 9PJ

N.B. The appliances at this property have not been tested by ourselves.

Approved by the vendor and prepared with care, these details are believed to be accurate. However, in line with Property Misdescription legislation, buyers should make their own enquiries, view the property, and confirm all information independently.



| 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 |                         |           |
|                                             | 58                      | 73        |
| England & Wales                             | EU Directive 2002/91/EC |           |

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