



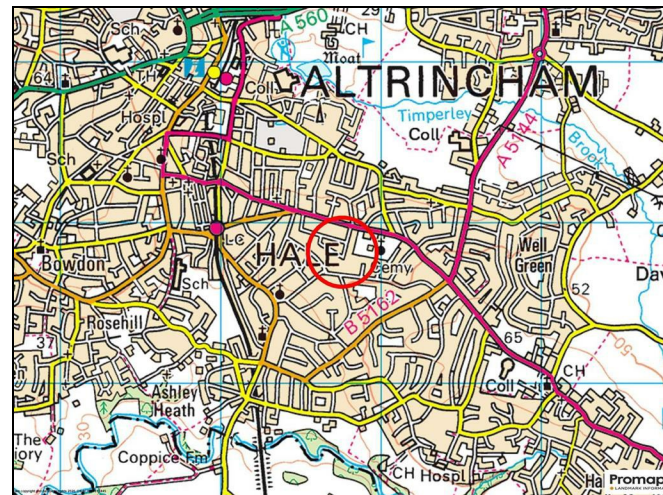
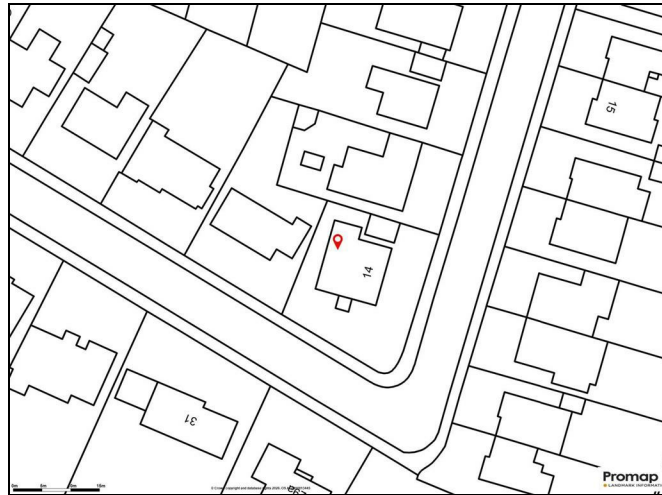
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INDEPENDENT ESTATE AGENTS

# 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	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	67	England & Wales	
			58		

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.



INDEPENDENT ESTATE AGENTS

# 14 Chiltern Drive Hale, Altrincham, WA15 9PL



**A SUPERBLY PROPORTIONED, DETACHED BUNGALOW LOCATED IN THIS ENORMOUSLY DESIRABLE NEIGHBOURHOOD, WITHIN WALKING DISTANCE OF HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 1822SQFT**

**Enclosed Porch. Entrance Hall. Lounge. Dining Room. Kitchen. Utility Room. Four Bedrooms. Two Bathrooms. Driveway. Garage. Gardens. No Chain**

**£775,000**

# in detail



A superbly proportioned, Detached Bungalow located in this enormously desirable neighbourhood within walking distance to Altrincham and Hale Centres.

The well presented property extends to 1800 sq ft with recently refitted Kitchen and Bathroom fittings, the accommodation provides a spacious Entrance Hall, Lounge, Dining Room, Kitchen and Utility Room served by Four Bedrooms and Two Bathrooms.



Externally, there is a Driveway providing off road parking, returning in front of a Detached Single Garage. The property enjoys Gardens to the front and side elevations.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:  
Enclosed Porch with windows to the front and side elevations. Entrance Hall with doors providing access to the Living and Bedroom Accommodation. A staircase rises to the First Floor. Access to useful understairs storage. Picture rail surround. Built in cupboard housing the hot water cylinder.

Lounge with window to the front elevation and there are two additional windows to the side elevation. Fireplace feature. Picture rail surround. Coved ceiling.

Dining Room with window to the side elevation. Picture rail surround. Coved ceiling.

Kitchen fitted with an extensive range of high gloss base and eye level units with worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a double oven, warming drawer, four ring induction hob with extractor fan over, fridge, freezer and dishwasher. Windows to the side and rear elevations and a door provides access to the same. Wall mounted gas central heating boiler housed within the units.

Utility Room with window to the rear elevation. Space and plumbing for a washing machine and dryer.

Bedroom One with bay window to the front elevation. Picture rail surround. Coved ceiling.

Bedroom Two with window to the side elevation. Picture rail surround. Coved ceiling.

The Bedrooms are served by a spacious Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath, separate walk in shower with thermostatic shower and glazed screen, wash hand basin with built in storage and WC. Extensive tiling to the walls and floor. Built in storage cupboard. Chrome finished heated towel rail. Opaque window to the side elevation. Coved ceiling.



To the First Floor Landing there is access to Two Bedrooms and a Bathroom located within the eaves of the property. Inset Velux window.

Bedroom Three with sloping ceilings and window to the front elevation.

Bedroom Four with two inset Velux windows. Access to extensive roof void storage.



En Suite Bathroom fitted with a white suite and chrome fittings. Tiling to the bath and sink areas. Inset Velux window.

Externally, there is a Driveway returning in front of a Detached Single Garage. To the front, there is a paved pathway leading to the front door and lawned Gardens to the front and side elevations, enclosed within mature, well stocked borders which provide a high degree of privacy.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Leasehold 999 years (less 10 days) from 25 March 1930
- Council Tax Band F

Approx Gross Floor Area = 1822 Sq. Feet  
(inc. Garage) = 169.4 Sq. Metres  
Approx Gross Floor Area = 1672 Sq. Feet  
(exc. Garage) = 155.4 Sq. Metres

