



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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12 Rivington Road  
Hale, Altrincham, WA15 9PH



£1,200,000

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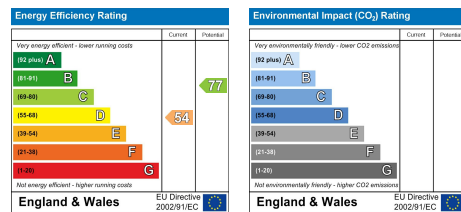


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## energy efficiency

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



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, turning right just before the crossings into Victoria Road. At the end of Victoria Road turn right onto Hale Road and take a right turning into Rivington Road, where the property will be found on the right hand side.



# Overview

AN ATTRACTIVE, BAY FRONTED SEMI DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS ON THIS POPULAR ROAD WALKING DISTANCE TO HALE VILLAGE. 2697 SQFT.

Enclosed Porch. Hall. Two Receptions. Dining Kitchen. Five Double Bedrooms. Three Bath/Showers. Study Area. Driveway. Integral Garage. South facing Garden. NO CHAIN!



**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.



# in detail

A most attractive and distinctive three storey Semi Detached family home of character with part rendered and timbered elevations in a supremely convenient location on this enormously desirable road within walking distance of Hale Village, with Stamford Park and Primary School nearby making this ideal for families.

The well presented property offers accommodation extending to some 2679 square feet providing Two spacious Reception Rooms, a Dining Kitchen and a Shower Room to the Ground Floor and there are Five Double Bedrooms served by Two Bath/Shower Rooms to the Two Upper Floors including a Loft Conversion.

Externally, a Driveway provides extensive Parking returning in front of an Integral Garage with electric door and there is a private South facing garden to the rear.

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. Tiled floor.

Spacious Entrance Hall with a spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living accommodation. Cloaks cupboard. Stained and leaded glass window. Dado rail surround. Picture rail surround. Coved ceiling.

Ground Floor Shower Room fitted with a contemporary white suite and chrome fittings, providing a shower cubicle with glazed folding doors, wash hand basin and WC. Window to the front elevation. Extensive tiling to the walls.

Lounge with bay window to the front elevation and there is a gas living flame fireplace with granite hearth and limestone surround. Dado rail surround. Picture rail surround. Coved ceiling.

Family Room with French door and windows overlooking and providing access to the gardens to the rear. Cast iron fireplace feature to the chimney breast. Dado rail surround. Picture rail surround.

Dining Kitchen fitted with an extensive range of base and eye level units with concealed lighting and granite island unit with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel oven, warming tray, four ring gas hob and extractor fan over. There is space for a dishwasher and fridge freezer. Wall mounted gas central heating boiler concealed within the units.

The Dining Area has ample space for a table and chairs and a window overlooks the gardens and French doors provide access to the same. Courtesy door to the Integral Garage.

To the First Floor Landing there is access to Four Double Bedrooms and a Family Bathroom with a continuation of the staircase rising to the Second Floor. Dado rail surround.

Bedroom One with window enjoying views over the gardens to the rear. There are built in wardrobes along the extent of one wall providing ample hanging and storage space.

Bedroom Two with window to the front elevation. Picture rail surround.

Bedroom Three with bay window to the front elevation. Picture rail surround.

Bedroom Four with a window enjoying views over the gardens. Picture rail surround.

Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a double ended bath, separate walk in wet room style shower, wash hand basin with built in storage below and WC. Two opaque windows to the side elevations. Extensive tiling to the walls and floor.

To the Second Floor there is access to a Landing/Study Area, Bedroom Five and an En Suite Shower Room. From the Landing there is access to extensive roof void storage.

Study Area with an inset Velux skylight window. Access to roof void storage space.

Bedroom Five with large inset Velux skylight window and an additional window to the side elevation.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle, wash hand basin and WC. Tiling to the floor, sink and shower areas.

Externally, the property is approached via a paved Driveway which returns in front of an Integral Garage with electric door and Utility Area with built in sink and space and plumbing for a washing machine and dryer. A window and door overlook and provide access to the gardens to the rear.

There is a well stocked Garden frontage with well stocked borders retained from the road by way of brick walling.

To the rear, the property enjoys a patio area adjacent to the back of the house and beyond the Garden is mainly laid to lawn with borders stocked with a variety of plants, shrubs and trees, enclosed within timber fencing.

The Garden is South facing and therefore enjoys a sunny aspect.

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 19 December 1925
- Council Tax Band G

Approx Gross Floor Area = 2679 Sq. Feet  
(inc. roof void storage) = 248.8 Sq. Metres  
Approx Gross Floor Area = 2462 Sq. Feet  
(exc. roof void storage) = 228.7 Sq. Metres

