



Chaddock Hall Drive

WORSLEY, M28 1FD

Redwaters, a strong Irish
heritage builders since 1924

HUNTERS[®]

HERE TO GET *you* THERE

Hunters Worsley

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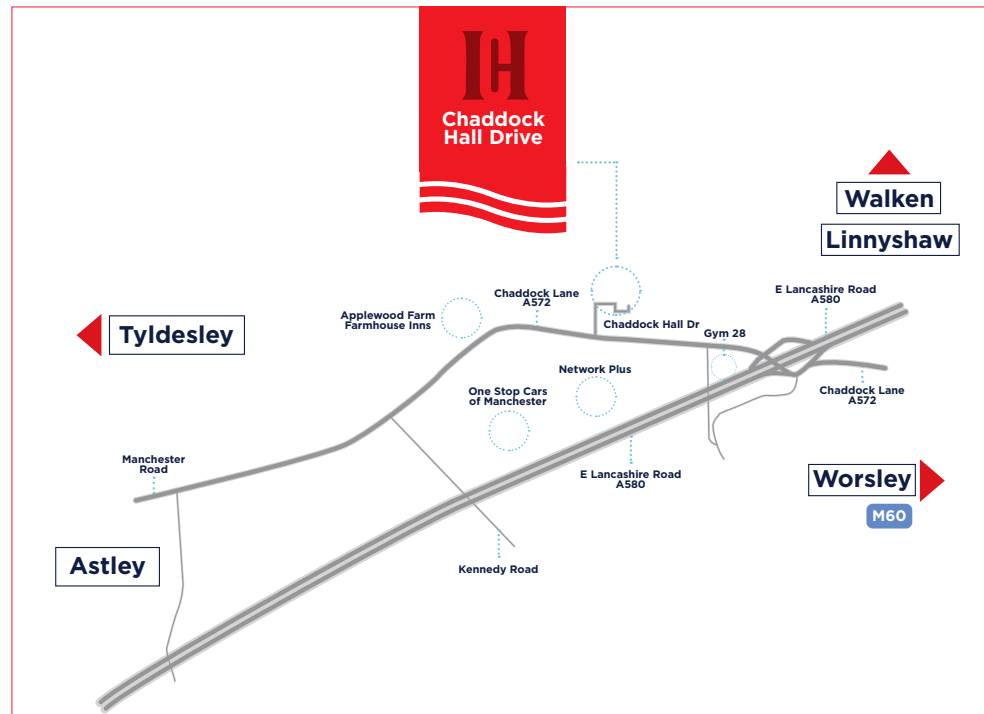
chaddock@hunters.com

Location

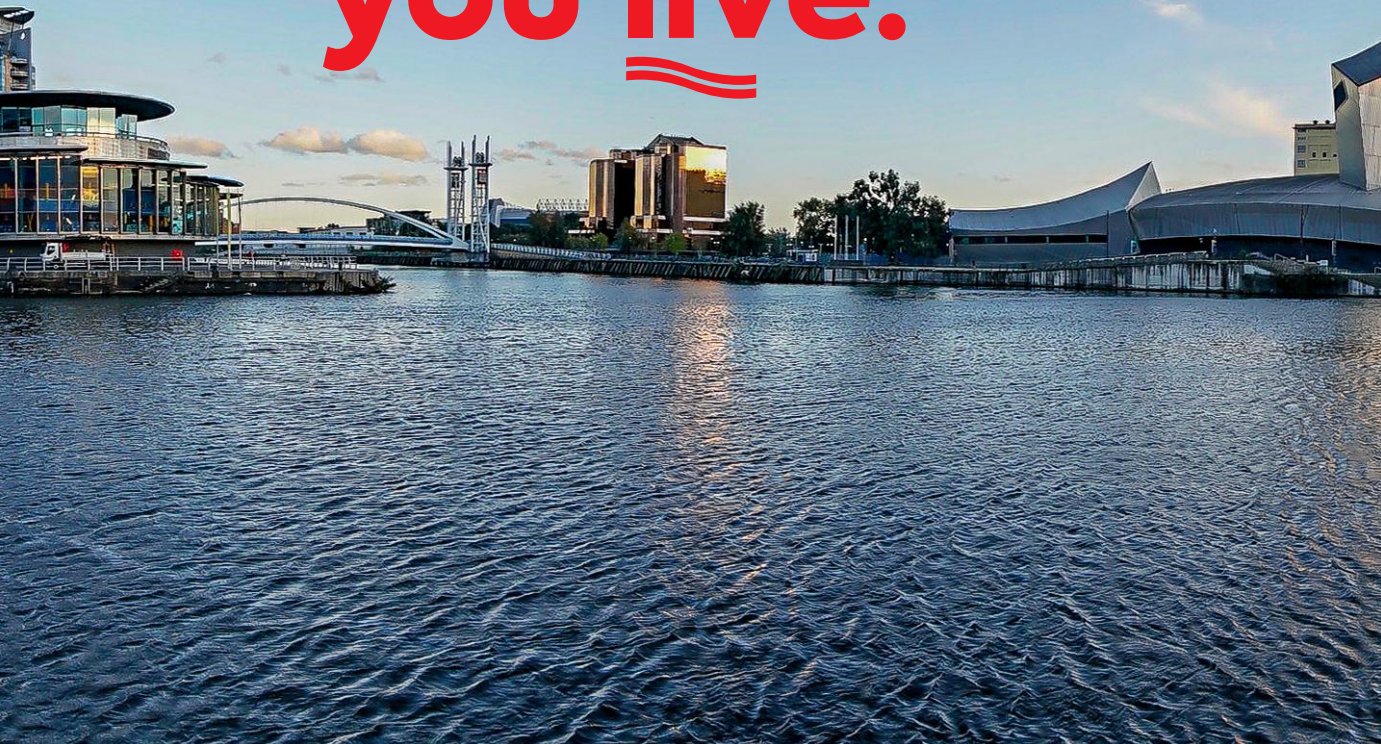
Surrounded by beautiful countryside with Manchester within easy reach, Chaddock Hall Drive, Worsley in Salford is a perfect place to settle and find your forever home.

A gorgeous base for commuters, Worsley is roughly 30 minutes by car to Manchester or just 40 minutes on public transport. The M61, M62, M60 and A580 are all minutes away, taking you to Liverpool, north Wales, the Lake District, Birmingham and beyond.

Worsley and the surrounding area are lush with greenery, golf clubs, gardens and country parks including RHS Worsley. For indoor activities, the Trafford Centre is 15 minutes down the M60 with loads of shops, restaurants and activities to satisfy a day out. Frequent public transport also makes Manchester and all its museums, art galleries, shops, bars, and restaurants easy to get to.



Love where you live.



Well connected



DRIVE



A580

1 mins - 0.3 miles

M60

11 mins - 10.3 miles

Manchester City Centre

27 mins - 10.3 miles

Salford Quays

18 mins - 8.6 miles

Liverpool

40 mins - 30 miles



TRAIN STATIONS



Walkden

9mins - 1.7 miles

Atherton

15mins - 2.5 miles



AIRPORTS



Manchester

27mins - 16.3 miles

Liverpool

40 mins - 30 miles



PRIMARY SCHOOLS



Holy Family Catholic Primary School

90 yards

St John's CofE Primary School

Mosley Common

670 yards

Garrett Hall Primary School

820 yards

Boothstown Methodist Primary School

820 yards

St Andrew's CofE Primary School

0.6 miles



SECONDARY SCHOOLS



Holy Family Catholic Primary School

90 yards

St John's CofE Primary School

Mosley Common

670 yards

Garrett Hall Primary School

820 yards

Boothstown Methodist Primary School

820 yards

St Andrew's CofE Primary School

0.6 miles



Our Plan

IH
Chaddock
Manor

IH
Chaddock
View

IH
Chaddock
Row



Chaddock Row

3 Bedroom Semi Detached



GROUND FLOOR

41.8 m sq./450 sq. ft.

Kitchen/Dining	6.250m/2.8m - 20' 6"/9' 2"
Lounge	4.950m/3.070m - 16' 3"/10' 1"
Hall	4.150m/2.050m - 4' 9"/6' 9"
WC	2.070m/0.95m - 6' 10"/3' 2"

FIRST FLOOR

41.8 m sq./450 sq. ft.

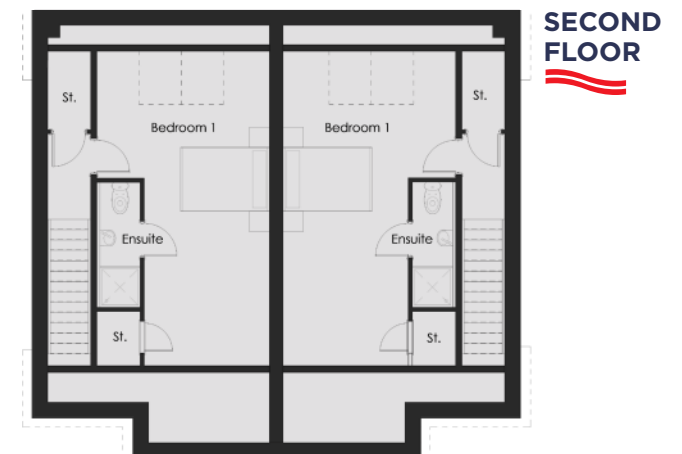
Bedroom	3.850m/ 3.650m - 12' 8"/12'
Ensuite	2.9m/1.050m - 9' 6"/3' 5"
Bedroom	3.445m/2.790m - 11'9' 2"
Bathroom	2.790m/1.850m - 8' 11"/6' 1"
Landing	5.435m/1.078m - 17' 10"/3' 6"

SECOND FLOOR

27.9 m sq./300 sq. ft.

Master Bedroom	6.m/3.875m - 19' 8"/12' 5"
Ensuite	2.850m/0.950m - 9' 4"/3' 2"
Store off landing	1.5m/0.950m - 4' 11"/3' 2"

Note: Room dimensions are taken to plaster finish.
GIA and room areas taken to plaster finish.



Chaddock Manor

3 Bedroom Semi



GROUND FLOOR

47.84 m sq./515 sq. ft.

Kitchen	4.390m/1.950m - 14' 5"/6' 5"
Living room	6.786m/2.750m - 22' 2"/9'
WC	1.950m/1.2m - 6' 5" / 3' 11"
Dining room	4.324m/3.784m - 14' 4"/12' 5"

FIRST FLOOR

47.84 m sq./515 sq. ft.

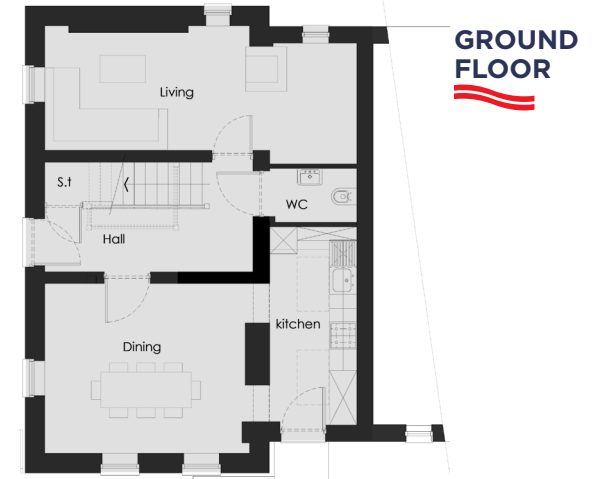
Bedroom 2	4.324m/3.784m - 14' 2"/12' 5"
En-suite	2.015m/1.789m - 6' 11"/5' 11"
Bedroom 3	3.4m/2.750m - 11' 2"/9'

Attic

41.8 m sq./450 sq. ft.

Bedroom 1	6.4m/4.490m - 21'14' 9"
Ensuite	2.4m/2m - 7' 10"/6' 7"
Box room	2.850m/2.370m - 9' 4"/7' 9"

Note: Room dimensions are taken to plaster finish.
GIA and room areas taken to plaster finish.



Chaddock View

3 Bedroom Semi Detached



GROUND FLOOR

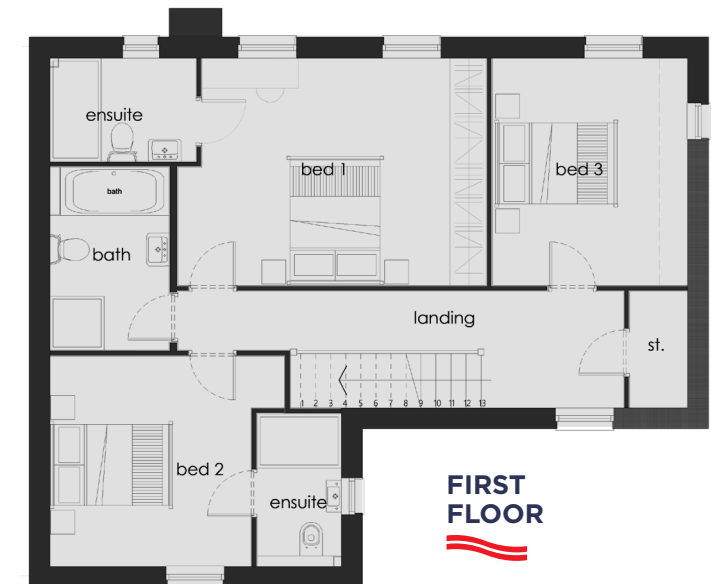
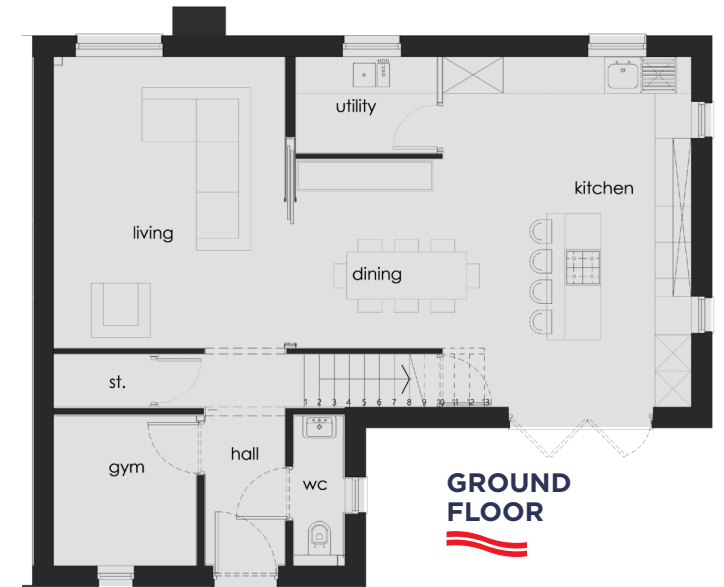
67.35 m sq./725 sq. ft.

Kitchen/Dining	5.8m/4.7m - 19'/15" 7"
Living room	5.8m/3.849m - 19'/ 12' 8"
Utility room	2.3m/1.6m - 7' 6"/5' 3"
WC	2.290m/1m - 7' 6"/3'3"
Gym	2.540m/2.490m - 8' 4"/8' 2"

FIRST FLOOR

67.35 m sq./725 sq. ft.

Bedroom 1	5.129m/3.781m - 16' 10"/12' 5"
Ensuite	1.975m/1.750m - 6' 6"/ 5' 9"
Bedroom 2	3.344m/3.5m - 12' 3"/11' 6"
Bedroom 3	3.250m/3.780m - 10' 8"/12' 5"
Ensuite	2.450m/1m - 8'/3' 4"
Bathroom	3.045m/1.955m - 11' 4"/5' 9"
Store	1.950m/0.950m - 6' 5"/3' 2"



Specification

Chaddock Row



External

- Tarmac driveways
- Indian stone paving
- Black gutters and downpipes

Decoration

- Internal walls with white finish.
- Gloss paint to internal woodwork throughout
- Oak finished internal doors

General

- UPVC windows and external doors
- Chrome towel rail to bathroom and en-suite.
- Porcelanosa tiles
- 10 year Building Warranty
- Freehold

Electrical

- TV and aerial points to living room and main bedroom
- BT ready point
- Mains smoke alarm
- Alarm system

Bathrooms & en-suites

- White contemporary sanitary ware
- Tiling to kitchen floor
- Tiling to bathroom- en-suite – w/c floors
- Splash backs above sinks – and tiling to shower and bath enclosures
- Glazed shower screed to shower enclosure

Kitchen

- Bespoke modern choice of kitchens
- Integral fridge – freezer – oven
- Choice of sink and mixer taps

Also the houses will be freehold and there will be a management charge of circa £30/month.



Specification

Chaddock Manor/ View



External

- Tarmac driveway
- Indian stone paving to paths
- Planter section left ready for border planting
- Combination of brick and metal fencing plot boundaries
- Contemporary lighting to front and rear doorways
- Profiled timber fascias
- Black gutters and down pipes

Decoration

- Internal walls with white finish
- Gloss paint to internal wood work throughout
- Prefinished oak contemporary doors
- Door furniture chrome lever rose

General

- Timber double glazed windows – white on inside face
- Timber front door with chrome ironmongery
- Timber French door to rear of property
- Thermostatic radiator valves
- Chrome towel rails to bathroom & en-suite
- 10-year building warranty
- Porcelanosa tiles
- EV charging point to front of property
- Freehold

Electrical

- TV and aerial points to living room master bedroom
- BT ready point
- Mains smoke alarms
- Alarm system

Safety

- Multi point locking system to front door
- Chrome window locks to all opening windows
- Locking system to rear doors

Bathrooms & en-suites

- White contemporary sanitaryware
- Tiling to kitchen floor
- Tiling to bathroom- en-suite – w/c floors
- Splash backs above sinks – and tiling to shower and bath enclosures
- Glazed shower screed to shower enclosure

Kitchen

- Bespoke modern choice of kitchens
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Suite 4, The Granary, 50 Barton Road,
Worsley, Manchester, M28 2EB

0161 790 9000

chaddock@hunters.com | hunters.com

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