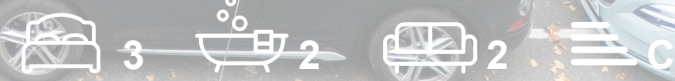




RESIDE
MANCHESTER

46 Beech Road
Hale, Altrincham, WA15 9HX
Asking Price £725,000



46 Beech Road

Hale, Altrincham, WA15 9HX

Located conveniently between Hale & Altrincham, this stunning three-bedroom end terrace on Beech Road offers modern living across three beautifully designed floors.

The home features three generous double bedrooms and two contemporary bathrooms, providing ample space for families or professionals alike. On the ground floor, a convenient guest WC adds extra practicality.

The open-plan living areas are bright, spacious, and finished to a high standard, creating a welcoming environment perfect for both relaxing and entertaining. To the rear, the property enjoys a larger-than-average garden for the road, ideal for outdoor dining or family gatherings and benefits from being not particularly overlooked, offering a sense of privacy that's rare for this sought-after location.

Situated just a short stroll from Hale's vibrant village centre, with its array of shops, cafés, and restaurants, this home perfectly balances convenience and tranquillity.

Lower Level

The front door opens into a welcoming entrance hallway, complete with coat hooks and a newly installed telecom alarm system. To the front, a spacious lounge features a charming bay window and a gas fire, creating a cosy yet elegant living space. Double doors lead through to the open-plan kitchen and dining area, which also includes a practical utility space and a convenient downstairs WC. The kitchen and dining area enjoy two sets of French doors — one opening onto the rear garden and the other providing access to the side patio — perfect for indoor-outdoor living and entertaining.





First Floor

The first floor offers two generous double bedrooms, one currently serving as the principal bedroom. This room comfortably accommodates a king-sized bed and benefits from two sets of fitted wardrobes, providing ample storage space. A contemporary family bathroom completes this level, featuring a walk-in shower and a separate bathtub for added comfort and convenience.

Upper Level

The upper level features the original principal bedroom, currently arranged with a king-sized bed and a dedicated office area. This bright and airy room benefits from a Juliet balcony and useful under-eaves storage. A stylish en-suite bathroom with a shower and Velux window completes the space, offering both comfort and privacy.

Further Information

A new roof was installed onto the dormer in 2023 which has a 10 year warrantee (8 remaining).

Freehold property.

Please note that the vendor of this property is an employee of the estate agency marketing the home.



- Stunning end terrace on Beech Road
- Three double bedrooms
- Two bathrooms & a WC
- Extended kitchen
- Spacious living space
- Downstairs WC and utility space
- Larger than average garden for Beech Road
- Newly fitted Herringbone laid flooring to the kitchen
- Please note that the vendor is a member of staff at Reside
- EPC rating C

Floor Plan

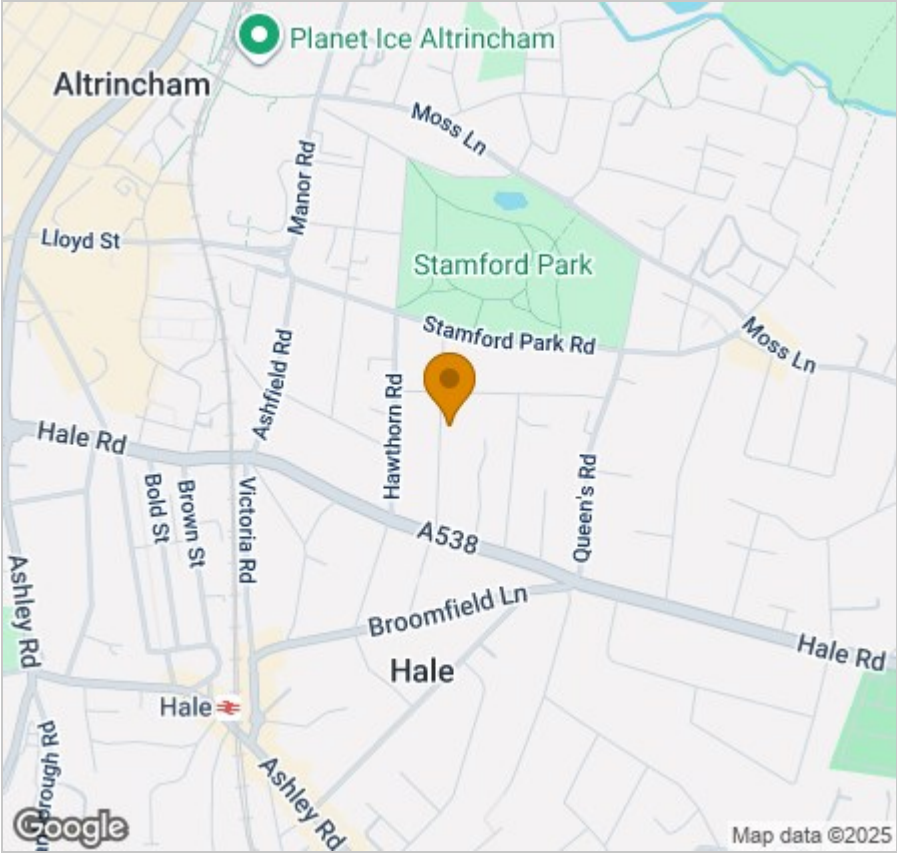


Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

