



Beech Road, Hale, WA15

Asking Price of £675,000



Property Features

- Three Bedrooms Mid Terrace House
- Modern Kitchen and Bathroom
- Open-plan Kitchen/Diner
- Loft Bedroom
- Catchment of Outstanding Schools
- Walking Distance to Altrincham Market and Town Centre
- Walking Distance to Hale Village
- Period Property
- Low-Maintenance Garden
- Popular Location



Full Description

A beautifully presented three-bedroom mid-terraced house in popular Hale location, close to Stamford Park and a short walk to Altrincham and Hale town centres. The property is in catchment area for Trafford's outstanding schools. The house benefits from an open-plan kitchen-diner; separate lounge; family bathroom and garden.

The property retains many stunning period features lending it a wealth of original character.



ENTRANCE HALL

The property is entered via a hard wood door with glazed panels, leading to a welcoming entrance hall featuring solid wood flooring; central light pendant; neutral décor; stairs to the first floor with a runner carpet; and access to the front lounge and the rear open-plan family room.



LOUNGE

14' 9" x 11' 10" (4.52m x 3.61m)

A bright and spacious lounge, benefitting from solid wood flooring; original bay windows to the front aspect with stained glass panels; high ceilings; neutral décor; central light pendant; double panelled radiator; and a stunning feature fireplace with decorative tiling and surround.



FAMILY ROOM

13' 5" x 12' 5" (4.11m x 3.79m)

The family room is accessed via a wooden panelled door from the entrance hall and allows access to the understairs storage area and basement storage beyond via a wooden panelled door; this room is open to the dining room. The family room offers a large wooden framed sash window to the rear aspect; wooden floorboards; a period cast iron fireplace; a double panel radiator; a pendant light fitting and shelves and built in storage cupboard to the alcove.



DINING ROOM

9' 4" x 9' 1" (2.87m x 2.79m)

The dining room is accessed via an opening from the family room and is also open-plan to the kitchen. The dining room comprises of solid wood floors; neutral décor; a double-panelled radiator; wooden frame original sash windows to the side aspects; and a central light pendant.



KITCHEN

12' 9" x 9' 4" (3.89m x 2.85m)

The modern kitchen has been extended and benefits from tiled flooring with under floor heating; windows to the side aspect; two velux skylight windows; and French doors to the courtyard garden; and opening to dining room.

Kitchen is fitted with a range of base and eye level storage units with corian worktops over and moulded corian sink with mixer tap; five ring gas hobs with stainless steel extractor fan over; integral wine cooler; American style fridge-freezer; space and plumbing for dishwasher; washing machine and double oven.



MASTER BEDROOM

15' 8" x 11' 11" (4.78m x 3.64m)

A generous master bedroom with two large sash windows to the front aspect; solid wood flooring; neutral décor; double panelled radiator; recessed spotlights; period cast iron fireplace with decorative tiles.



BEDROOM TWO

13' 5" x 10' 0" (4.09m x 3.05m)

The second double bedroom features solid wood floor boards; neutral décor; original sash window to the rear aspect; double panelled radiator; authentic cast iron fireplace with decorative tiles; pendant light fitting and built-in shelves.



BEDROOM THREE

15' 8" x 12' 11" (4.80m x 3.94m)

On the second floor the loft has been converted into a third bedroom; this room offers carpeted flooring; neutral décor; three double-glazed skylight windows; recessed spotlights; a double panelled radiator and plenty of storage space in the eaves.



BATHROOM

8' 10" x 7' 5" (2.70m x 2.28m)

A modern family bathroom benefitting from floor to ceiling tiling; sash window to the rear aspect; recessed spotlights; chrome heated towel rail; and a four-piece suite including a tower shower with chrome thermostatic shower system; low-level WC; free-standing roll top bath; wall-mounted hand-wash basin with drawers underneath.



EXTERNAL

To the front of the property lies a front garden which is enclosed by a low stone wall and wrought iron gate leading to a paved path and stone step to front door.



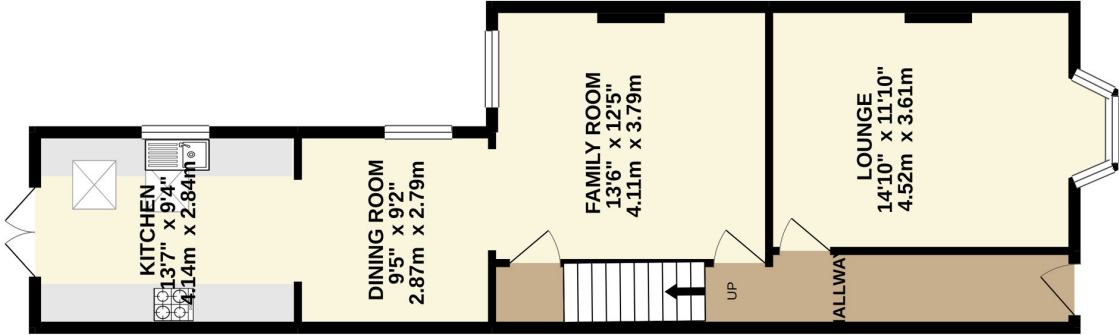
To the rear, the property offers a low-maintenance paved courtyard garden. The garden is accessed via French doors opening from the kitchen. The gate at the back of the courtyard offers access to the right of way for the bins behind the property. The garden is enclosed on both sides by timber panelled fencing and by a brick wall to the rear.



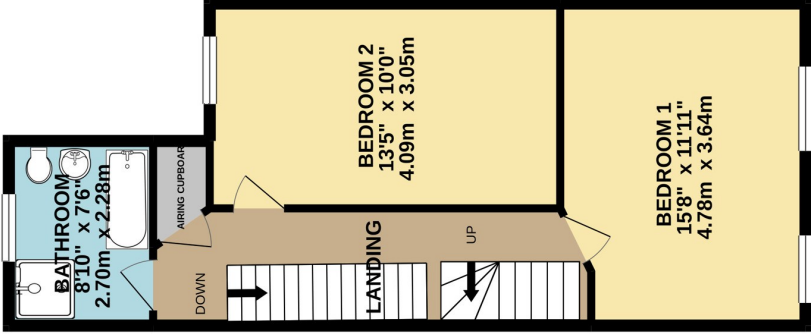


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

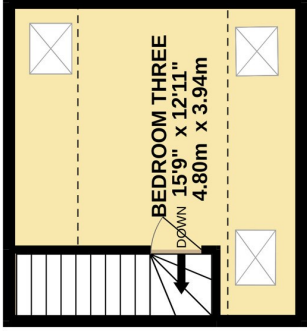
GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR
220 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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COMMON QUESTIONS

- 1. When was this property built?** The owner advised that this house was constructed in 1902.
- 2. When did the current owners purchase this house?** The current owners purchased this house in October 2021.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are all very friendly, and the road has a nice community feel.
- 4. Is this property sold freehold or leasehold?** The owners have advised that this house is sold freehold. Your legal advisor will be able to confirm this information.
- 5. What is the internet speed like in this location?** Very good, super-fast broadband is available in this area.
- 6. Has any work been carried out at this property?** No, the owners have not carried out any work since they purchased the property, but have advised that the property was fully rewired in 2016.
- 7. What are the current owner's favourite aspects of this property?** The current owners have greatly enjoyed the property's location, with its close proximity to Stamford Park, Hale, and Altrincham town centre, as well as its convenient transport links. They love the home's original period features and appreciate its outlook, which provides a calming environment and a strong sense of privacy.
- 8. How much are the utility bills at this property?** The owners have advised that the combined gas and electricity is around £150 pcm. The property is in Trafford Council and is a band D, which is currently £ 2,120.84 per annum.
- 9. Is there access to the loft space, and has it been boarded for storage?** Yes, the loft space has been converted to create the third bedroom.