



Melrose Crescent | | Hale | WA15 8NQ

Guide price £725,000

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SHEPPARD & CO



Melrose Crescent |  
Hale | WA15 8NQ  
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- Beautifully Presented Detached Bungalow
- Spacious Accommodation Throughout
- Superb Open Plan Living Dining Room
- Master Bedroom With Dressing Room And Ensuite
- Private Garden To The Rear
- Ample Parking To The Front
- Situated In A Quiet And Popular Development
- Catchment To The Areas Finest Schools
- No Onward Chain

This beautifully presented detached bungalow has been extended and meticulously finished by our clients offering spacious and modern accommodation throughout.

In brief the accommodation comprises entrance leading through into a good size open plan living dining room, kitchen and utility room. There are four bedrooms, the master with ensuite and walk in dressing room in addition to a family bathroom.

Externally there is off road parking for several cars and to the rear is a private and enclosed garden laid mainly to lawn with a paved terrace at the head of the garden and a slate effect paved terrace leading from the master bedroom.

Hale Barns village sits within walking distance, whilst Hale village is within five minutes drive and is complemented by Altrincham’s busy market town centre and Metro System into Manchester. The urban motorway network is easily accessible as is the International Airport and Wythenshawe Hospital.

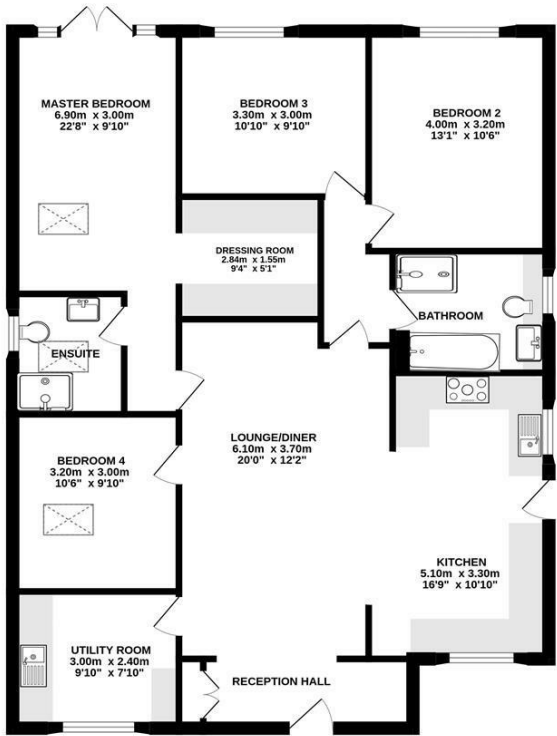
DIRECTIONS

WA15 8NQ

These details have been approved by the vendor before printing and every effort has been made to ensure their accuracy. However, in view of the recent Property Misdescription Legislation affecting Estate Agents, prospective purchasers are advised to make their own enquiries, to view the property and to satisfy themselves as to the accuracy of the particulars.



Ground Floor  
117.7 sq.m. (1267 sq.ft.) approx.



TOTAL FLOOR AREA : 117.7 sq.m. (1267 sq.ft.) approx.  
While 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1st Floor, 179 Ashley Road  
Hale  
Altrincham  
WA15 9SD  
0161 928 3773  
sales@sheppardco.co.uk  
sheppardco.co.uk