

Moss Lane | | Hale | WA15 8AZ



£450,000

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- Beautifully Presented Mid-terrace
- Modern Kitchen With Garden Access Stylish Bathroom
- Off-Road Parking
- Prime Location Within Walking Distance To Hale & Altrincham
- Attractive Rear Garden

Two Versatile Reception Rooms

 Excellent Transport Links And School Catchment

A beautifully presented two-bedroom mid-terrace home situated within easy striking distance of both Hale and Altrincham.

Set back from the road, it offers the rare benefit of off-road parking, ensuring ease of living from the outset.

Step inside and you'll be greeted by a warm and welcoming interior that has been well maintained and tastefully decorated throughout. The property boasts two generous reception rooms, perfect for both relaxed evenings in and entertaining guests. The well-appointed kitchen to the rear is both practical and stylish, offering direct access to the garden—ideal for summer BBQs or a peaceful morning coffee. At first floor level, you'll find two well-proportioned bedrooms, each filled with natural light and offering ample space for storage. The modern family bathroom is crisp, clean and thoughtfully designed to maximise comfort and convenience.

Externally, there is a private rear garden accessed from the kitchen and parking to the front.

Located just a short stroll from Hale and Altrincham, with its vibrant mix of boutique shops, restaurants, and cafes, and within catchment for excellent local schools, this home offers the perfect balance of village charm and modern living. Hale Station and Altrincham Metrolink are also nearby, offering direct links into Manchester and beyond.

DIRECTIONS

POST CODE - WAI5 8AZ

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.



Energy Efficiency Rating

 Current
 Potential

 Very energy efficient - lower running costs
 Current
 Potential

 (32 plus) A
 6
 77

 (65-66)
 D
 58

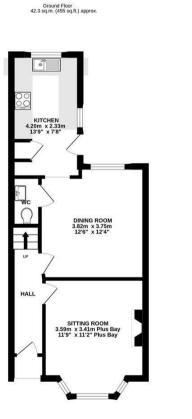
 (38-54)
 E
 58

 (120)
 F
 6

 Not energy efficient - higher running costs
 EU Directive

 England & Wales
 EU Directive

TOTAL FLOOR AREA: 83.5 sq.m. (899 sq.ft.) approx. White every attempt has been made to ensure the accuracy of the flooprian contained here, measurement of doors, whollow, read any other terms are approximate and the integrationality in status in any entry of doors, whollow, read any other terms are approximate and the integrationality in status in any entry prospective purchaser. The servers, systems and applicates shown have not been tested and to purse as to the operationality or efforcively can be given. Ist Floor, 179 Ashley Road Hale Altrincham WA15 9SD 0161 928 3773 sales@sheppardco.co.uk sheppardco.co.uk





1st Floor 41.2 sg.m. (443 sg.ft.) approx