



Elm Road | | Hale | WA15 9QP

Guide price £800,000



SHEPPARD & CO

Elm Road |  
Hale | WA15 9QP  
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- Beautifully Presented Victorian Terrace
- Spacious Accommodation Over Four Floors
- Superb Open Plan Living Dining Space
- Meticulously Finished Throughout
- Ensuite Shower Room
- Delightful Good Size Rear Garden
- Walking Distance To Both Hale And Altrincham
- Catchment To The Areas Finest Schools

Situated within walking distance of both Hale and Altrincham on the tree roads, this Victorian bay fronted house has been meticulously finished to create modern living whilst retaining many of the original features.

Briefly the accommodation comprises a good sized entrance hall, open plan through living room and dining room, a beautifully finished breakfast kitchen with access to the rear garden, whilst at lower ground floor level is a versatile converted basement with a utility area and a further room currently being used as an office. At first floor level there are two double bedrooms and a re-fitted family bathroom. The top floor completes the house with a fabulous loft conversion with bedroom offering great views to the rear and ensuite facilities.

Externally to the rear there is a beautifully landscaped, private and well-proportioned rear garden with a super paved terrace and lawned area with herbaceous borders.

The house is beautifully presented with great attention to detail to all aspects and spacious accommodation throughout. Elm Road is characterised by a mixture of three and four bedroomed bay fronted terraced houses all set within walking distance of Hale and Altrincham. Hale's fashionable village with its range of restaurants and shops is complemented by Altrincham's market town and vibrant centre with Metrolink services into Manchester. The urban motorway network and International Airport are literally on the doorstep and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed up Victoria Road to the junction with Hale Road. Turn right onto Hale Road and continue for approximately four hundred yards turning left onto Hawthorn Road, first left onto Elm Road where the property will be found on the right.

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,



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 79                      |
| (55-68) D                                   | 58      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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