



Cleveland Road | | Hale | WA15 8AY

Guide price £450,000



SHEPPARD & CO

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- Semi Detached Family Home
- Open Plan Dining Kitchen
- Walking Distance To Hale And Altrincham
- Bay Fronted Living Room
- Private Courtyard Garden
- Catchment To The Areas Finest Schools

Ideally positioned on a quiet residential road in the heart of Hale, this beautifully presented three-bedroom period semi-detached home offers the perfect blend of character, comfort, and convenience. Just a short stroll from Stamford Park School and park, and within easy walking distance of Hale Village, Altrincham town centre, and the Metrolink, this is a location that truly ticks all the boxes for family life.

The property is well laid out and is arranged over two floors. To the ground floor, you'll find a welcoming lounge with a feature fireplace and sash window, perfect for cosy evenings in. To the rear, a spacious dining kitchen offers ample room for entertaining and everyday family living, with direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms, including two generous doubles, all served by a modern family bathroom.

Outside, the property benefits from easy on-street parking, while to the rear, a private courtyard garden provides a lovely spot for relaxing or dining al fresco in the warmer months. With its charming period features, practical layout, and superb location close to schools, parks, transport links, and both Hale and Altrincham's vibrant amenities, this house is a rare find.

DIRECTIONS

POSTCODE - WA15 8AY

N.B. The appliances at this property have not been tested by ourselves.

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.



TOTAL FLOOR AREA: 81.5 sq.m. (877 sq.ft.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	54	
(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