



Clay Lane | | Hale | WA15 7TR

Guide price £600,000



SHEPPARD & CO

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- Well Presented End Of Terrace Home
- Three Reception Rooms
- Low Maintenance Garden To the Rear
- Walking Distance To hale Country Club
- Semi Rural Setting Within Easy Reach Of Hale Barns
- Spacious Accommodation Approaching 1,600 Sq Ft
- Principle Bedroom With Ensuite
- Stunning Views To the Front And Rear Over Farmland
- Easy Reach Of The Areas Finest Schools
- Viewing Highly Recommended

A Delightful Family Home with Stunning Views – Just Moments from Hale Barns

Set amidst picturesque surroundings, this well maintained home offers spacious, well-balanced accommodation across two floors, approaching 1,600 sq. ft.

The ground floor features a generous sized living room filled with natural light, a separate dining room adjoining the kitchen – perfect for entertaining – and a cosy snug, ideal for relaxing. A practical utility room completes the ground floor layout.

Upstairs, the property offers a well-appointed principle bedroom with en-suite, two further double bedrooms, and a stylish family bathroom.

One of the standout features is the stunning views across open farmland both to the front and back – a rare find in such a prime location. To the front, there is a dedicated parking space, and the house is just a 15-minute stroll from the heart of Hale Barns village.

The location offers the best of both worlds: peaceful countryside charm with excellent connectivity. Hale's vibrant village centre is nearby, with the larger hubs of Altrincham and Timperley just a short drive away. Regular Metrolink services provide easy access into Manchester, making this an ideal home for commuters and families alike.

A rare opportunity to enjoy countryside views without compromising on convenience.

Directions:
From Hale Barns village centre, take Shay Lane, turn left onto Ash Lane, which becomes Clay Lane. The property is located on the left-hand side.

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.



Ground Floor
80.4 sq.m. (865 sq.ft.) approx.



1st Floor
65.2 sq.m. (702 sq.ft.) approx.



TOTAL FLOOR AREA: 145.6 sq.m. (1567 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		80
(69-80) C		
(55-68) D	62	
(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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