



Stamford Park Road | | Hale | WA15 9ER

£425,000

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SHEPPARD & CO

Stamford Park Road |
Hale | WA15 9ER
£425,000

- Well Presented Mid Terrace Over Three Floors
- Open Plan Living Dining Area
- South Facing Rear Garden
- Views Over Stamford Park
- Superb Location Within Walking Distance Of Hale And Altrincham
- NO ONWARD CHAIN

Well Presented Victorian Terrace Opposite Stamford Park

Ideally located within walking distance of both Altrincham town centre and Hale village, this charming two-bedroom Victorian terrace offers a perfect blend of period character and modern comfort. Overlooking the leafy Stamford Park and enjoying a generous, south-facing garden, the property occupies a highly sought-after position.

The accommodation comprises a welcoming entrance hall, a spacious open-plan lounge and dining area, and a modern, refitted kitchen with access to the rear garden. On the first floor are two well-proportioned double bedrooms and a family bathroom. The second floor offers flexible space for a home office or occasional guest room. Subject to minor internal alterations and relevant permission/ regulations, this space could be enhanced into a formal third bedroom.

Externally, the property benefits from a small front garden and a private rear garden with a sunny southerly aspect. Beyond a pedestrian right of way lies a further area of garden, ideal for outdoor living or potential landscaping.

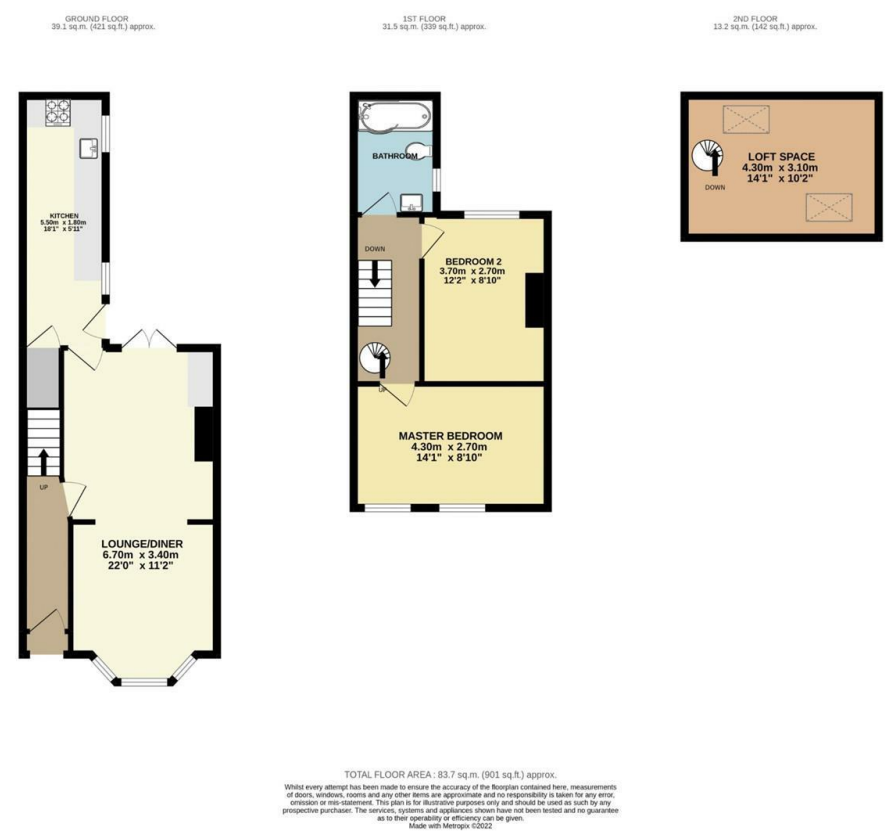
Stamford Park Road is equidistant between the vibrant market town of Altrincham and the fashionable village of Hale, both offering a superb range of shops, restaurants, and amenities. Excellent transport links are close by, including the Metrolink (within a ten-minute walk), the motorway network, and Manchester Airport. Renowned schools, sporting clubs, and green open spaces further enhance this exceptional location.

A rare opportunity to acquire a characterful home in one of the area's most desirable settings.

DIRECTIONS - WA15 9ER

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

Approved by the vendor and prepared with care, these details are believed to be accurate. However, in line with Property Misdescription legislation, buyers should make their own enquiries, view the property, and confirm all information independently.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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