



Crossfield Road | | Hale | WA15 8DU

£1,200,000



SHEPPARD & CO



Crossfield Road |  
Hale | WA15 8DU  
£1,200,000

- A Beautifully Presented And Meticulously Finished Detached Family Home
- Superb Open Plan Kitchen Living Dining Space
- Utility Room And Cloak Room
- South Facing Landscaped Rear Garden
- Catchment To The Areas Finest Schools
- Spacious Accommodation Approaching 2,000 Sq Ft
- Bifold Doors Leading Onto A Fantastic Patio Area
- Six Metre Master Bedroom Suite With Juliet Balcony
- Integral Garage And Ample Parking
- Easy Access To Hale And Altrincham

Finished to an exceptional standard throughout, this outstanding detached family home offers spacious, light-filled accommodation in one of the area's most desirable locations.

The ground floor is designed with modern family living in mind, comprising a welcoming entrance hall, downstairs WC, and a separate sitting room. The heart of the home is the stunning open-plan kitchen, living, and dining area, a beautifully curated space with a bespoke kitchen, integrated appliances, and bi-fold doors that open seamlessly onto the rear garden. A separate utility room and an integral garage complete the ground floor.

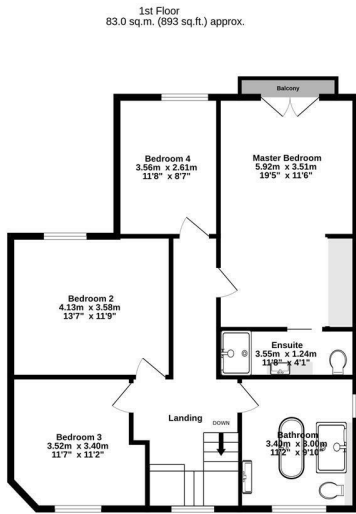
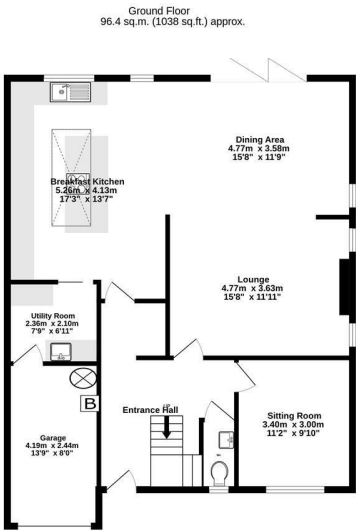
Upstairs, the principal suite provides a true retreat, featuring a dedicated dressing area, stylish en-suite shower room, and Juliet balcony overlooking the garden. Three further well-proportioned bedrooms are served by a beautifully appointed family bathroom.

Externally, the rear garden has been expertly landscaped to create a picturesque and private setting, with a large patio area perfect for outdoor entertaining and a lawn beyond. The front offers off-road parking for multiple vehicles and a rockery garden.

Crossfield Road is a highly regarded residential street, known for its substantial detached homes – many of which have been extended and improved. The property is ideally located just minutes from Hale's vibrant village and a 10 minute walk from Altrincham. Hale Barns is also nearby, and excellent transport links, including access to the motorway network and Manchester Airport, are within easy reach.

DIRECTIONS - WA15 8DU

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 and confirm all info independently.



TOTAL FLOOR AREA: 179.4 sq.m. (1931 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix (0302)

| 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 |           |

1st Floor, 179 Ashley Road  
Hale  
Altrincham  
WA15 9SD  
0161 928 3773  
sales@sheppardco.co.uk  
sheppardco.co.uk