



Moss Lane | | Hale | WA15 8AZ

Offers in excess of £475,000



SHEPPARD & CO

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Hale | WA15 8AZ
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- A Truly Stunning End Terrace
- Two Reception Rooms
- Air Conditioning In Both Bedrooms
- Delightful South Westerly Rear Garden
- Excellent Transport Links And School Catchment
- Finished To A Very High Standard
- Recently Fitted Kitchen And Bathroom
- Off Road Parking
- Prime Location Within Walking Distance To Hale & Altrincham

A charming and meticulously finished two-bedroom end-terrace home, ideally positioned within easy reach of both Hale and Altrincham.

Set back from the road, the property enjoys the rare advantage of off-road parking, a welcome feature that adds to its everyday convenience.

Inside, you'll find beautifully styled interior, carefully finished to create a comfortable and inviting atmosphere. Two spacious reception rooms offer versatile living space, perfect for relaxing, working from home, or entertaining guests. To the rear, a stunning kitchen combines practicality with modern finishes and opens directly onto the garden—perfect for al fresco dining or enjoying a quiet morning coffee.

Upstairs, there are two well-proportioned double bedrooms with air conditioning, both bathed in natural light and offering excellent storage potential. A sleek, contemporary family bathroom completes the first floor, with quality fixtures and a fresh, calming aesthetic.

Externally, the property benefits from a south westerly private rear garden laid mainly to lawn with a raised deck and additional paved patio.

Perfectly located, this lovely home is just a short walk from the bustling centres of Hale and Altrincham, known for their vibrant café culture, independent shops, and excellent restaurants. It also falls within the catchment area for highly regarded local schools and is ideally placed for commuters, with both Hale Station and Altrincham Metrolink providing direct access to Manchester and beyond.

POST CODE - WA15 8AZ

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

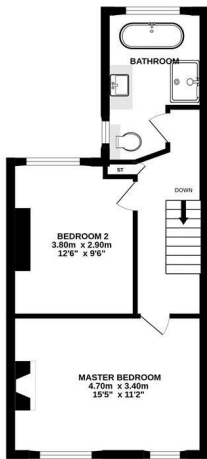
Approved by the vendor and prepared with care, these details are believed to be accurate. However, in line with Property Misdescription legislation, buyers should make their own enquiries, view the property, and confirm all information independently.



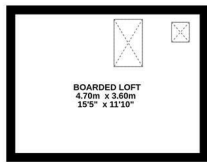
Ground Floor
44.3 sq.m. (475 sq.ft.) approx.



1st Floor
42.0 sq.m. (452 sq.ft.) approx.



2nd Floor
17.2 sq.m. (185 sq.ft.) approx.



TOTAL FLOOR AREA : 103.3 sq.m. (1112 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 G2025

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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