



Bath Street | | Altrincham | WA14 2EJ

Offers in excess of £400,000



SHEPPARD & CO

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Offers in excess of £400,000

- A Beautifully Presented Victorian Terrace
- Two Separate Reception Rooms With Fireplaces
- Courtyard Garden With Further Garden Area Beyond
- Permit Parking
- Spacious Accommodation Over Two Floors
- Contemporary Kitchen And Bathroom
- Potential To Convert The Loft Space Subject To Permissions
- Walking Distance To Hale And Altrincham

A rare opportunity to acquire a beautifully characterful Victorian home, perfectly positioned in the very centre of Hale Village and easy walking distance to Altrincham, with boutique shops, acclaimed restaurants, and the train station quite literally on your doorstep.

Sympathetically modernised over the years, the property retains an abundance of original features and offers nearly 900 sq ft of well-balanced accommodation, combining timeless charm with modern convenience.

Upon entering, you are welcomed by a traditional hallway that leads into a generously proportioned, bay-fronted living room, complete with a striking cast iron fireplace, a perfect space for relaxing or entertaining. To the rear, a spacious dining room with a second feature fireplace opens seamlessly into the stylish kitchen, which is fitted with an extensive range of contemporary units and provides direct access to the rear courtyard.

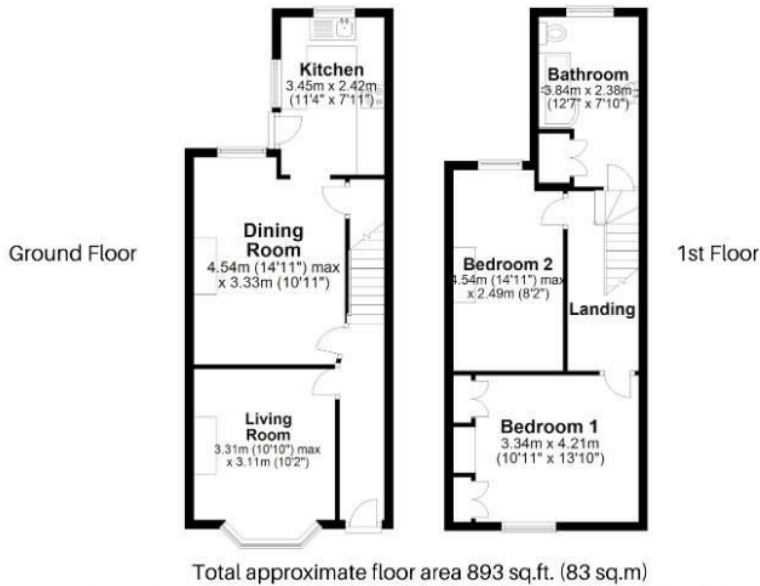
Upstairs, the principal bedroom is an impressive size and spans the full width of the house, offering plenty of natural light and space. A second double bedroom and a beautifully appointed bathroom complete the first floor. The bathroom features a classic white suite with period-style fittings, adding to the home's enduring appeal.

Outside, the walled L-shaped courtyard is an ideal spot for al fresco dining or evening drinks, with a decked patio and built-in seating creating a private and inviting outdoor retreat. Beyond the courtyard is a further garden space and newly built shed providing ample storage.

POST CODE - WA14 2ES

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(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