



Hermitage Road | | Hale | WA15 8BW

Guide price £635,000



SHEPPARD & CO

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- Well Presented And Deceptively Spacious Mews Home
- Open Plan Living Dining Kitchen
- Off Road Parking To The Front
- Walking Distance To Hale And Altrincham
- Well Laid Accommodation In Excess Of 1,550 Sq Ft
- Principal Suite with Fitted Wardrobes And Ensuite
- Good Size Garden To The Rear
- Catchment To The Areas Finest Schools

A Stylish & Spacious Four-Bedroom Family Home in a Sought-After Location, in excess of 1550 SQ FT

Ideally positioned for families, this beautifully presented modern home offers generous accommodation arranged over three floors, set in a popular residential area close to Stamford Park, Hale Village and Altrincham Town Centre. The property lies within catchment for excellent local schools including Stamford Park, Bowdon Church, The Bollin Primary and Altrincham Grammar.

Extending to approx. 1552 sq ft, the layout includes an Entrance Vestibule, welcoming Hallway, WC, versatile Family Room, and an impressive Open Plan Living and Dining Kitchen area to the ground floor. French doors open onto the rear garden, making this a superb space for everyday living and entertaining.

To the first floor are three well-proportioned Bedrooms, including a Principal Bedroom with fitted wardrobes and modern En Suite Shower Room. A stylish Family Bathroom serves the additional rooms. The top floor offers a spacious fourth Bedroom with vaulted ceiling, Velux windows and excellent eaves storage, perfect as a guest room, teenager's den or home office.

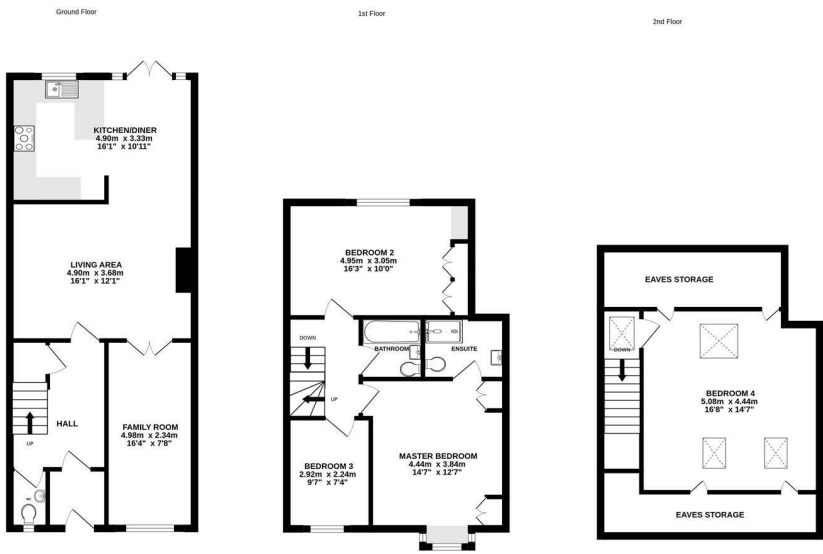
Externally, the property is approached via a paved Driveway with off-road parking. The rear Garden is attractively landscaped with lawn, patio, and steps leading to a lower lawned area, ideal for outdoor relaxation.

This is a thoughtfully designed, well-balanced family home offering style, space and an enviable location. Early viewing highly recommended.

DIRECTIONS - WA15 8BW

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.



TOTAL FLOOR AREA: 144.1 sq.m. (1551 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing 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 Metrepro: 05025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	
England & Wales		EU Directive 2002/91/EC

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