



Glenfield | | Altrincham | WA14 4QH

£625,000



SHEPPARD & CO

Glenfield |
Altrincham | WAI4 4QH
£625,000

- Stylish townhouse within the exclusive Glenfield development
- Open-plan living and dining area with balcony access
- Versatile family room or fourth bedroom opening to garden
- Stunning communal gardens
- Catchment to the areas finest schools
- Spacious accommodation approaching 1,500 sq ft
- Contemporary kitchen and separate utility room
- Private rear garden offering excellent privacy
- Double garage and two allocated parking spaces
- Prime Altrincham location close to Hale

Beautifully positioned within the highly regarded Glenfield development, this tastefully appointed town house offers spacious and versatile living across three floors, complete with private garden, two parking spaces and a double garage.

Thoughtfully designed to suit modern family living, the property combines generous proportions with well-balanced accommodation that can easily adapt to changing needs, whether for entertaining, working from home or accommodating guests.

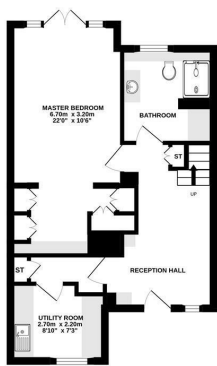
Upon entry, is a welcoming entrance hall with useful storage. To the rear, a versatile family room or fourth bedroom opens via French doors onto the private garden, creating a wonderful secondary living or bedroom space. This level also features a modern shower room with underfloor heating and a practical utility room with fitted units and space for laundry appliances.

To the first floor, a generous open-plan living and dining space spans the depth of the property. Flooded with natural light, it features a balcony to the front, ideal for sunny mornings, and connects seamlessly to a dedicated study, perfect for those working from home. The separate kitchen is fitted with cream cabinetry, granite worktops and integrated appliances, providing both style and functionality.

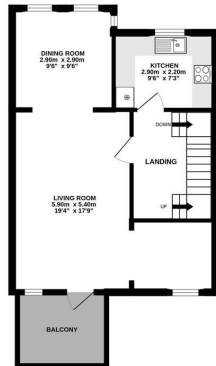
The second floor hosts three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes. The family bathroom is finished with a modern white suite, bath with shower over, and heated towel rail. A pull-down loft ladder provides access to additional storage space.



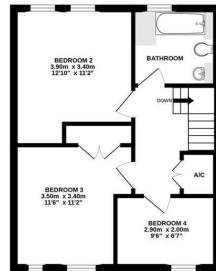
Ground Floor
48.3 sq.m. (520 sq.ft.) approx.



1st Floor
45.2 sq.m. (487 sq.ft.) approx.



2nd Floor
43.2 sq.m. (465 sq.ft.) approx.



TOTAL FLOOR AREA: 136.7 sq.m. (1472 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.
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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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