

Approximate Gross Internal Floor Area = 238.0 sq m / 2567 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



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



Hale Road |  
Asking Price £1,150,000



175 Ashley Road | Hale | WA15 9SD  
t: 0161 928 9355  
e: info@hibberthomes.com  
www.hibberthomes.com

|            |        |             |          |                    |       |
|------------|--------|-------------|----------|--------------------|-------|
| Bedrooms 5 | Bath 2 | Reception 4 | Driveway | Area 2567.00 sq ft | Chain |
|            |        |             |          |                    |       |



- Period Property
- 5 Bedroom
- Full Cellar Conversion
- Close Proximity to Schools and Shops
- Great Location
- 2567 Sqft
- 2 Bathrooms
- Modern Kitchen
- Private Garden
- Off Road Parking

Welcome to this charming semi-detached period house located on Hale Road, Altrincham. This property boasts ample space with four reception rooms and five bedrooms spread across 2,567 sq ft, providing a perfect blend of comfort and elegance. Upon entering, you are greeted by the character and charm that only a period property can offer. There are two reception rooms on the ground floor and the same to the lower ground floor which offer versatility. With five double bedrooms and two bathrooms there is plenty of room for a growing family or for those who enjoy having extra space for guests or a home office. Externally to the rear is a delightful, private courtyard garden. To the front is a driveway with ample off road parking. Situated in the desirable location of Altrincham, this property offers not just a home, but a lifestyle. Close to local amenities, schools, and transport links, you'll have everything you need right at your doorstep.

