



Park Road | Hale | Altrincham | WA15 9NN

£1,750,000



SHEPPARD & CO

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£1,750,000

- Striking Victorian detached family home
- Set within approx. 0.28 acre mature, south-facing garden plot
- Spectacular 700 sq ft open-plan family living, dining & kitchen space
- Converted lower ground floor with cinema room, gym, games room & utility
- Over 5,300 sq ft of accommodation including annexe and parking bay
- Extended and enhanced over four floors
- Principal suite with dressing room, en suite and south-facing roof terrace
- Detached annexe ideal for home office, gym or studio use

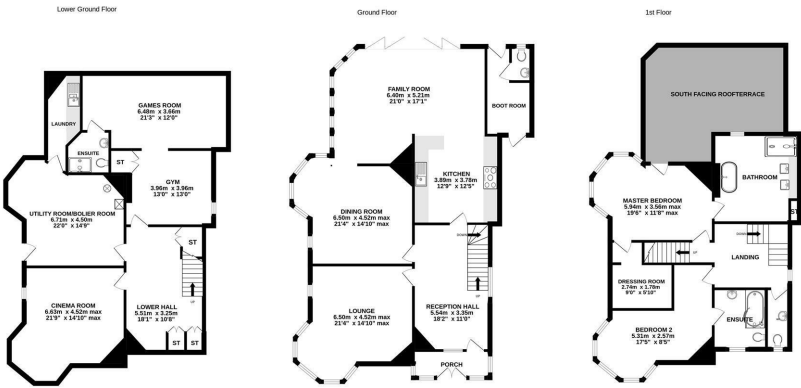
An impressive and beautifully presented Victorian detached family residence, instantly recognisable by its striking black and white timbered gabled elevations and distinctive double-height corner bay windows.

This exceptional home has been thoughtfully extended and enhanced to provide in excess of 4,500 sq ft of accommodation arranged over four floors, including converted cellars, with a further double car parking bay and detached annexe increasing the total floor area to approximately 5,333 sq ft.

Set within a superb, mature plot extending to around 0.28 of an acre and enjoying a desirable southerly aspect to the rear, the property offers a rare combination of scale, character and setting.

Throughout, the accommodation is impeccably styled, blending high-quality contemporary kitchen and bathroom fittings with a wealth of retained period features, including high corniced ceilings, feature fireplaces, natural wood flooring and an impressive central staircase.

The location is equally compelling, positioned within walking distance of Hale Village with its excellent selection of shops, restaurants and bars, while the Bollin Valley’s scenic walks sit quite literally on the doorstep.



TOTAL FLOOR AREA : 294.6 sq.m. (3171 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
(81-91) B		
(69-80) C		
(55-68) D	60	
(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