



Egerton Road | Hale | Altrincham | WA15 8EE

£750,000



SHEPPARD & CO

**Egerton Road | Hale
Altrincham | WA15 8EE
£750,000**

- Detached Family Home
- Well Presented Throughout
- Superb Corner Plot Position
- Extended Living Dining Space
- Off Road Parking & Detached Garage
- Potential To Extend STPP
- Walking Distance To Hale and Altrincham Schools
- Catchment To The Areas Finest Schools

Occupying a superb corner plot and within walking distance of Hale, Altrincham and some of the area's most highly regarded schools, this detached family home offers space, position and genuine future potential.

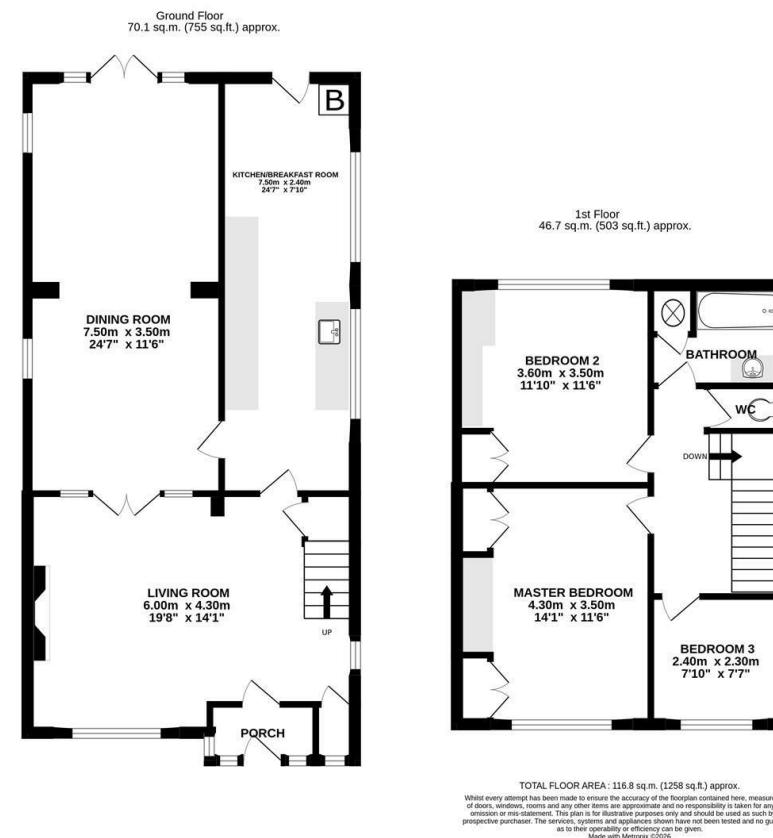
The accommodation is well proportioned throughout and comprises an entrance porch, generous lounge, extended living dining room and kitchen completing the ground floor. To the first floor are three bedrooms, a contemporary family bathroom and separate WC.

Externally, the corner setting provides gardens to the front, side and rear, creating a sense of space that is rarely found. There is also a detached garage and off-road parking.

With clear scope to further extend (subject to the relevant planning permissions), this is a home that works today but offers the opportunity to create something even more substantial over time.



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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