



Writers Row, Addison Road | | Hale | WA15 9BQ

Guide price £880,000



SHEPPARD & CO

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- An Exclusive Development of Luxury Homes
- Open Plan Living Dining Kitchen
- Rear Garden Enjoys A Southerly Aspect
- Off Road Parking
- Finished To The Highest Of Standards Throughout
- Principle Bedroom With Walk-in Wardrobe And Ensuite
- Bifold Doors To The Rear Garden
- Situated In The Heart of Hale Village

An Exclusive Development of Luxury Homes.

We are proud to present 'Writers Row,' a collection of eight luxury homes located in the heart of Hale. These elegant properties blend traditional Victorian charm with contemporary design, featuring classic exteriors, modern interiors, and exceptional finishes. Each home showcases grand bay windows on the ground and first floors, with intricate period detailing adding timeless character. Inside, a spacious entrance hall leads to a beautifully proportioned lounge, bathed in natural light. The open-plan dining kitchen, spanning 211 sq ft, features a sleek SieMatic kitchen and bi-fold doors opening onto a private, west-facing garden. The garden is meticulously landscaped with a built-in seating area, fire pit, and dining space, perfect for entertaining. A versatile TV or family room is accessed through concealed pocket doors, offering a cozy retreat. Underfloor heating ensures comfort throughout the ground floor. The first floor features two generous double bedrooms, each with an en suite bath/shower room, and a good-sized single bedroom, ideal as a home office or nursery. The second floor houses a magnificent master bedroom with a walk-in wardrobe and a luxurious en suite shower room. All bathrooms are finished with matte black brassware and marble-effect tiled walls for a refined touch.

Situated in a peaceful cul-de-sac just off Leigh Road, these homes are ideally located within walking distance to Hale's vibrant shops, cafes, restaurants, and the train station. The development is complete and ready for immediate occupancy, offering a rare opportunity to live in one of Hale's most prestigious addresses.

DIRECTIONS - WA15 9BQ

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 and confirm all info independently.



Total approximate floor area 1510 sq.ft. (140.3 sq.m)

Measurements of rooms and any other items are approximate and no responsibility is taken for any misstatement. This plan is for illustrative purposes only.
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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		
England & Wales		EU Directive 2002/91/EC 

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