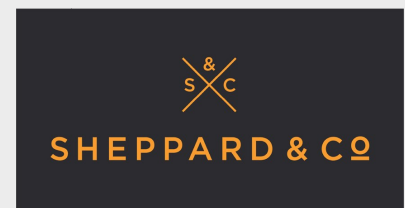




Stamford Park Road | Hale | Altrincham | WA15 9ER

£425,000



Stamford Park Road | Hale
Altrincham | WA15 9ER
£425,000



- Well presented end of terrace
- Courtyard access from the dining room and kitchen
- Walking distance to Hale and Altrincham
- No Onward Chain
- Through living and dining room
- Lawned garden enjoying a sunny aspect
- Beautiful views over Stamford Park to the front

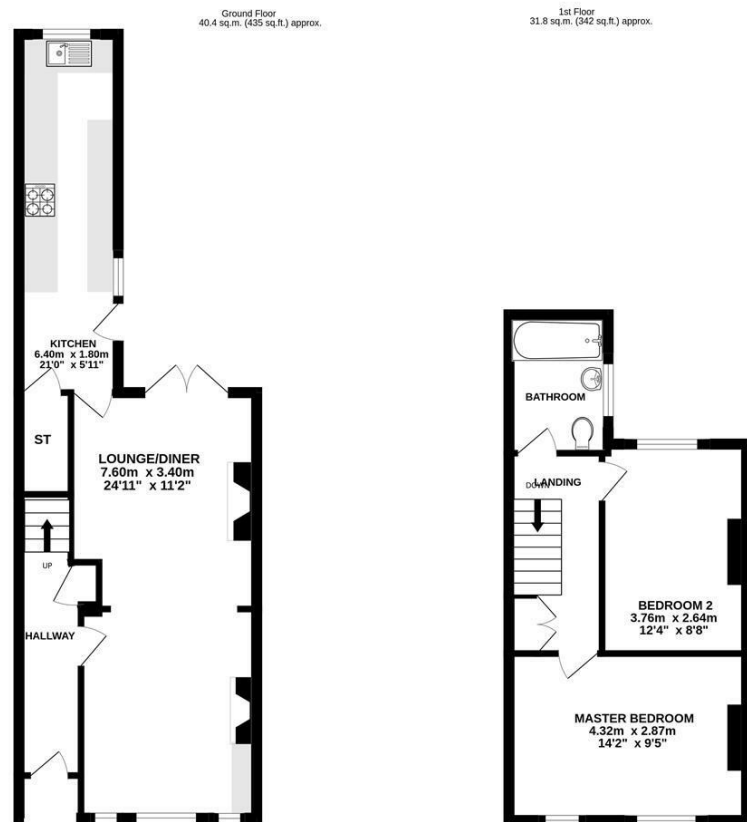
Perfectly positioned opposite Stamford Park and within easy walking distance of both Hale village and Altrincham town centre, this superb end-terrace home offers well-balanced accommodation in one of the area's most convenient settings.

The ground floor comprises a welcoming entrance hall, living room opening through to the dining room, with French doors leading directly onto the rear courtyard and garden beyond — creating a bright and sociable living space. Completing the ground floor is a kitchen with further access to the courtyard and useful understairs storage.

To the first floor are two generous double bedrooms and a family bathroom.

Externally, the property enjoys a small front garden, whilst to the rear is a delightful courtyard area leading onto a generous lawned garden with a useful shed positioned at the far end.

Offered to the market with no onward chain, this is a superb opportunity to acquire a home in a highly sought-after location, just moments from Stamford Park and within easy reach of Hale and Altrincham.



Ground Floor 40.4 sq.m. (435 sq.ft.) approx. 1st Floor 31.8 sq.m. (342 sq.ft.) approx.

TOTAL FLOOR AREA : 89.8 sq.m. (967 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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