



Park Road | Hale | Altrincham | WA15 9LR

Offers over £650,000



SHEPPARD & CO

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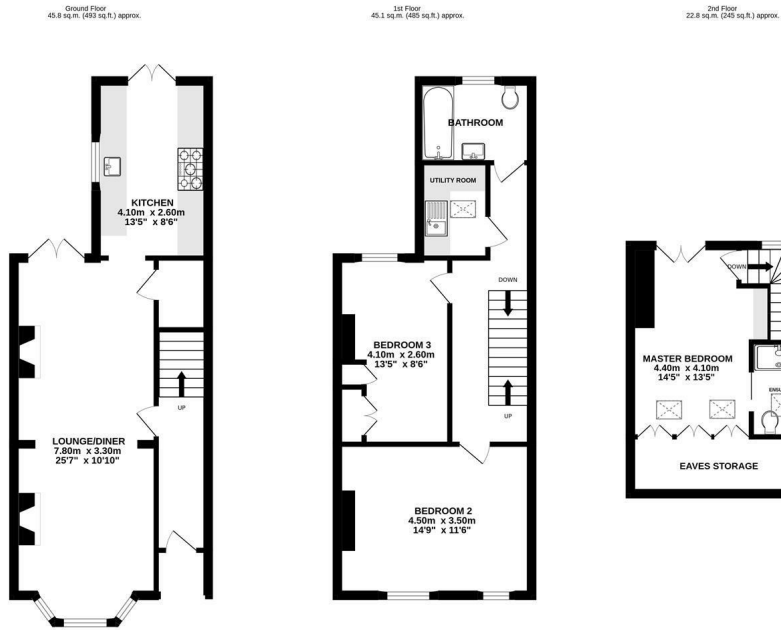
- Stunning period terrace
- First floor utility room
- Off road parking
- Walking distance to Hale
- Open plan living space
- Principal bedroom with ensuite
- South facing garden
- Catchment to the areas finest schools

Beautifully presented, bay-fronted home with period and thoughtfully enhanced features, this exceptional family home offers stylish, deceptively spacious and versatile accommodation with driveway parking which is a rare commodity in this location due to the close proximity of Hale village.

The accommodation opens into a welcoming entrance hall through a period stained glass front door, leading through to a superb open-plan living and dining room which flows seamlessly into the kitchen, with direct access to the rear garden via two sets of charming French doors. This bright and sociable space has been designed around the modern family with period fireplaces, a log burner and ceiling roses adding to the period provenance. Boasting high end accessories such as antique brass door furniture, vintage toggle lights switches, Pooky picture lights, a pocket door in the ensuite, and a Farrow & Ball colour palate, that all compliment perfectly the aesthetics of this period home.

To the first floor are two generous double bedrooms, complimented by a contemporary family bathroom. A separate utility room on this floor provides a rare and highly practical addition. The recently converted loft has created an outstanding principal suite, featuring a spacious bedroom with a Juliet balcony overlooking the rear garden and a beautifully appointed ensuite, offering a peaceful, spa-like retreat.

There is plenty of storage space and additional loft storage via loft access over the bathroom, understairs storage and eaves storage in the principle suite. A new boiler was fitted late 2025 (10 year guarantee) and the living and dining area has underfloor heating proving an additional benefit of comfort, warmth and luxury.



TOTAL FLOOR AREA : 113.6 sq.m. (1223 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(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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