



Elm Road | Hale | Altrincham | WA15 9QP

Guide price £850,000



SHEPPARD & CO

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- Beautifully presented Victorian Terrace
- Open plan Kitchen living space
- Principal bedroom with ensuite
- Permit parking
- Catchment to the areas finest schools
- Spacious accommodation over 4 floors
- Converted basement with full height ceiling
- South facing rear garden
- Walking distance to Hale & Altrincham

This beautifully presented Victorian terrace offers a wonderful combination of period character and contemporary family living, ideally positioned within easy walking distance of both Hale village and Altrincham town centre.

The property opens into a generous entrance hall, leading through to the heart of the home, a stunning open-plan kitchen and dining room, designed with modern living and entertaining in mind. The spacious living room benefits from underfloor heating and large sliding doors opening onto the south-facing rear garden, flooding the space with natural light. The dining area features an attractive bay window and character fireplace, whilst a downstairs WC completes the ground floor.

The converted cellar provides an excellent additional space, currently suited as a home office but equally versatile as a bedroom, large playroom or snug.

To the first floor are two generous bedrooms, including a beautiful bay-fronted room with original fireplace. A particularly distinctive mezzanine-style bedroom incorporates an elevated sleeping area, making clever use of the space. A luxurious four-piece family bathroom completes the floor.

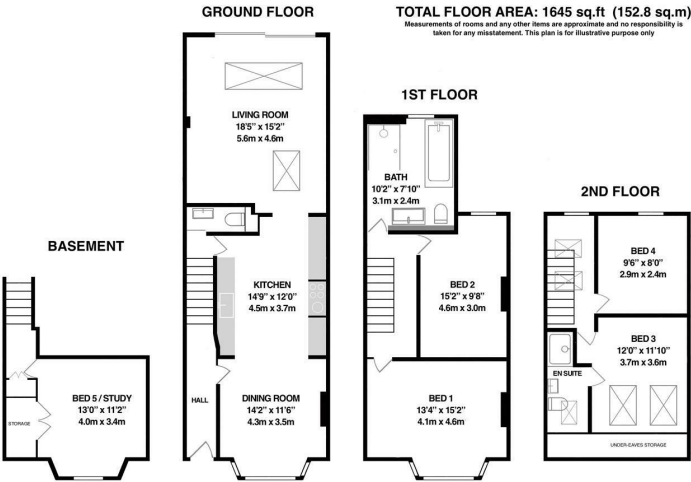
The top floor provides two further bedrooms, one benefiting from a stylish en-suite shower room, offering excellent flexibility for a growing family or guests.

Throughout, the original Victorian features have been carefully retained and complemented by contemporary finishes, creating a home that feels both characterful and exceptionally practical. Externally, the property benefits from a private south-facing rear garden, providing an ideal setting for outdoor dining and relaxation.

Perfectly placed for the very best of Hale and Altrincham, with highly regarded schools, independent shops, restaurants, transport links and the vibrant Altrincham Market Quarter all within easy reach. A characterful and beautifully finished Victorian home offering exceptional versatility, impressive living space and an enviable location



ELM ROAD, HALE WA15



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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