



Devisdale Road | | Altrincham | WA14 2AT

Guide price £675,000



SHEPPARD & CO

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- An exceptional second floor apartment
- Positioned on a development of just six apartments
- Spacious and bright accommodation at 1,700 sq ft
- Stunning open plan living kitchen
- Superb size living dining room
- Two beautifully fitted bathrooms
- Residents parking and garage
- Walking distance to Altrincham
- Catchment to the areas finest schools

Positioned on arguably one of Bowdon's most prestigious roads, this exceptional apartment has been thoughtfully remodelled and meticulously finished to create over 1,700 sq ft of beautifully appointed living space, seamlessly blending period elegance with contemporary design.

Occupying part of Hurst Dale, an exclusive development of just six luxury apartments set within an impressive period conversion, the property enjoys beautifully landscaped communal grounds and an exceptional degree of privacy.

The accommodation opens via a private entrance vestibule with staircase rising to the main living space. At its heart is a spectacular open-plan kitchen and living area, flooded with natural light and finished to an exacting standard, creating the perfect space for both everyday living and entertaining.

A separate utility room and stylish contemporary shower room sit just off the kitchen, while a generous living and dining room provides further versatile reception space.

The bedroom accommodation comprises three well-proportioned double bedrooms, all served by a beautifully appointed family bathroom.

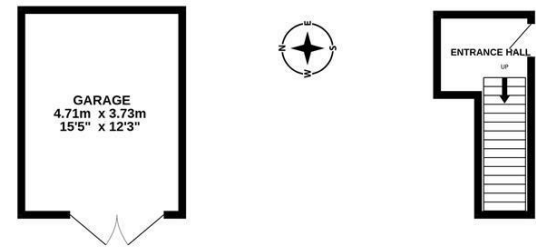
Externally, the development is approached through mature, impeccably maintained grounds that create a wonderful sense of exclusivity and tranquillity. Residents benefit from parking, visitor parking and the added advantage of a private single garage.

Just a short distance from Hale and Altrincham, with their excellent restaurants, boutiques, highly regarded schools and Metrolink connections, this is a rare opportunity to acquire a substantial, design-led apartment in one of the area's most coveted addresses.

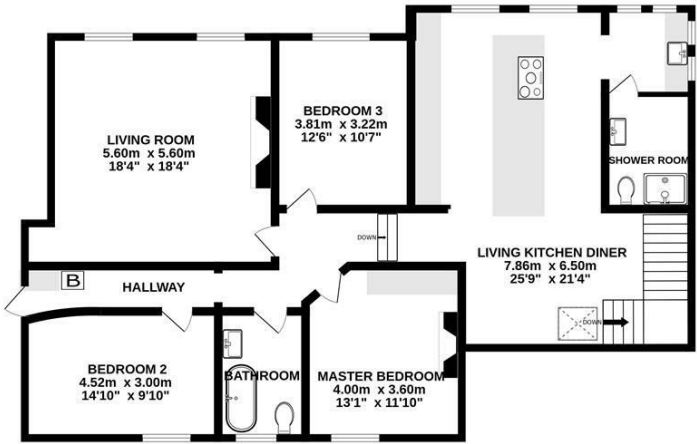
A truly outstanding home where character, space and contemporary luxury come together in an exceptional setting.



Ground Floor
25.2 sq.m. (271 sq.ft.) approx.



1st Floor
132.5 sq.m. (1426 sq.ft.) approx.



TOTAL FLOOR AREA : 157.6 sq.m. (1697 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1st Floor, 179 Ashley Road
Hale
Altrincham
WA15 9SD
0161 928 3773
sales@sheppardco.co.uk
sheppardco.co.uk