



Hale Road | | Hale | WA15 8DE

Guide price £1,175,000



SHEPPARD & CO

# Hale Road | Hale | WA15 8DE Guide price £1,175,000



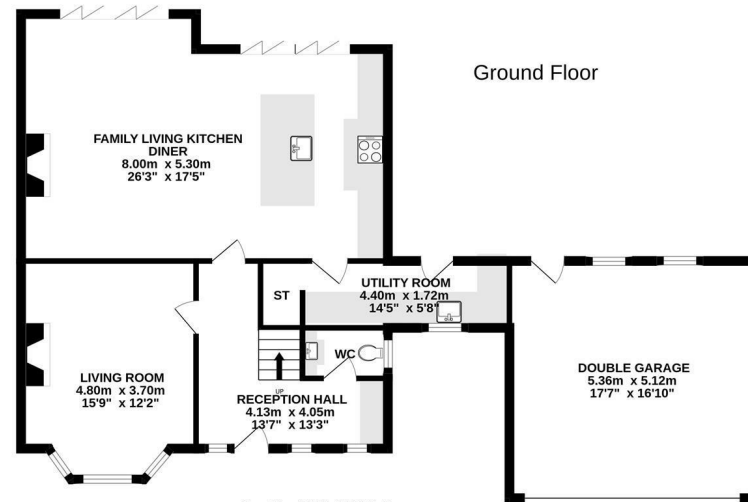
- Meticulously refurbished and thoughtfully extended family home
- Stunning bespoke open-plan kitchen, living and dining space
- Impressive principal suite with bespoke dressing room and ensuite
- Double garage with electric door and ample off-road parking
- Spacious accommodation approximately 2,400 sq ft
- Utility room and downstairs wc
- Two separate home offices
- Private sunny rear garden with patio area ideal for entertaining

This exceptional family home has been meticulously refurbished and thoughtfully extended to create bright, open-plan living arranged over three floors, all within easy walking distance of Hale, Altrincham and some of the area's most highly regarded schools.

The ground floor opens into a welcoming entrance hall with light oak flooring flowing throughout much of the space. To the front is a bay-fronted living room centred around a multi-fuel stove, while to the rear sits the true heart of the home, a stunning bespoke open-plan kitchen, living and dining space finished with light oak flooring and two sets of bifold doors opening directly onto the garden. Designed around modern family living and entertaining, the space combines practicality with an exceptional finish. A generous utility room with further garden access, downstairs WC and useful understairs storage complete the ground floor.

To the first floor are three double bedrooms alongside a beautifully appointed family bathroom with underfloor heating. A spacious landing area has also been cleverly utilised as a home office space.

The second floor is dedicated to an impressive principal suite, featuring a bespoke fully fitted walk-in dressing room and an en-suite shower room with underfloor heating. A further room on this floor provides excellent versatility, currently arranged as a second home office but equally suited as a nursery or cot room.



While every attempt has been made to ensure the accuracy of the floorplans 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 guidance 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 is given for 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		66	78
(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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