



Lichfield Avenue | Hale | Altrincham | WA15 8PG

Offers over £800,000



SHEPPARD & CO

Lichfield Avenue | Hale
Altrincham | WA15 8PG
Offers over £800,000

- A beautifully presented semi detached family home
- Spacious accommodation approaching 1,800 sq ft
- Superb open plan kitchen dining living space
- Utility room and downstairs wc
- Principal bedroom with dressing room & ensuite
- Off road parking for several vehicles
- Fabulous private south facing rear garden
- Quiet cul de sac location
- Easy access to Hale Altrincham
- Catchment to the areas finest schools

This beautifully presented semi-detached family home occupies one of the finest positions on this popular road, standing on an impressive plot with a private south-facing rear garden backing onto mature woodland.

Lichfield Avenue is a quiet cul-de-sac positioned just off Ash Lane, within easy reach of both Hale and Altrincham, whilst also being ideally located for some of the area's most highly regarded schools.

The property has been thoughtfully remodelled and comprehensively refurbished by the current owners, creating a superb family home with a practical and well-considered layout, complemented by a stylish design and high-quality finish throughout.

The true hub of the home is the exceptional open-plan living, dining and kitchen space, extending to over 500 sq ft and featuring a vaulted ceiling and bi-folding doors opening directly onto the rear garden. The kitchen is beautifully appointed with an extensive range of fitted units, granite work surfaces and a matching central island.

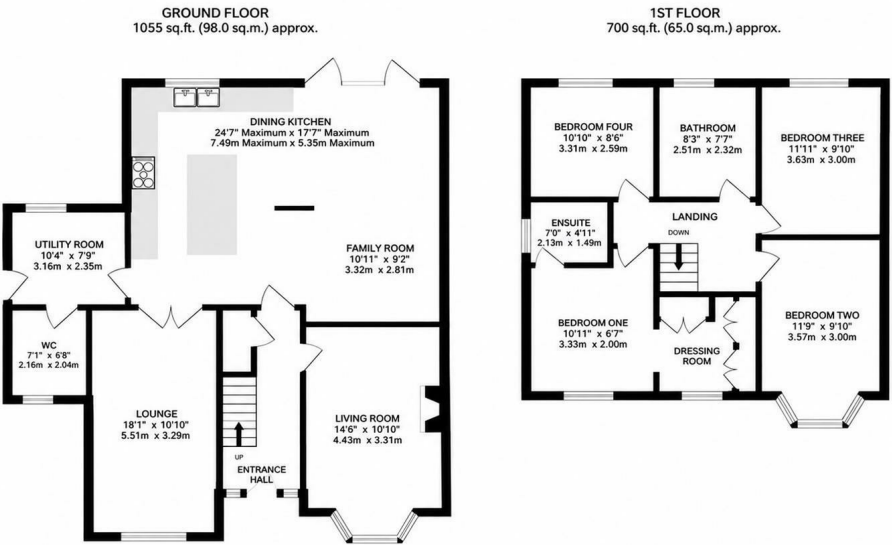
Also at ground floor level is a generous bay-fronted living room, separate sitting/family room, utility room and downstairs WC.

At first floor level, the principal bedroom has been cleverly designed to incorporate a dressing area with fitted wardrobes and a contemporary en-suite shower room. There are three further double bedrooms, two of which enjoy attractive views over the gardens and mature woodland beyond, together with a luxurious family bathroom.

Externally, the property occupies an excellent-sized plot, with a block-paved driveway to the front providing off-road parking for several vehicles.

The rear garden is undoubtedly one of the property's standout features. A full-width paved terrace is accessed directly from the kitchen, creating an excellent space for outdoor dining and entertaining. Beyond, the garden extends to approximately 90ft, predominantly laid to lawn and enjoying a wonderful south-facing aspect.

Backing directly onto mature woodland, the garden offers an



TOTAL FLOOR AREA : 1755 sq.ft. (163.0 sq.m.) 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	

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