



Egerton Drive | | Hale | WA15 8EF

Guide price £700,000



SHEPPARD & CO

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- Detached Family Home In need Of Modernisation
- Three Reception Rooms
- Driveway & Garage
- Walking Distance To Hale & Altrincham
- Spacious Accommodation Approaching 1,500 Sq Ft
- Potential To Extend Subject To Planning
- Quiet Cul De Sac Location
- Catchment To The Areas Finest School

A Classic Detached Family Home with Outstanding Potential in a Prime Hale Location.

Occupying a peaceful position on a quiet cul-de-sac, this traditional detached family home offers a rare opportunity to create a bespoke home in one of the area's most desirable locations. Ideally positioned within easy reach of both Hale Village and Altrincham town centre, the property benefits from excellent access to an array of independent shops, cafés, restaurants, and highly regarded schools, as well as convenient transport links via road, rail, and Metrolink.

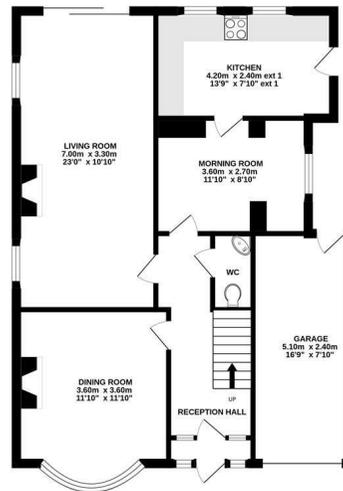
The well-proportioned accommodation is full of potential and awaits a new owner's vision. A welcoming entrance hall leads to a formal dining room, while the extended main living room at the rear of the property enjoys views over the garden and offers a generous, versatile space for everyday family life. A bright morning room provides an ideal spot for informal dining or a home office, and the adjacent kitchen is well-positioned to be redesigned into a modern open-plan family space, subject to the necessary consents.

To the first floor, the property offers four well-sized bedrooms and a family bathroom completes the accommodation on this level.

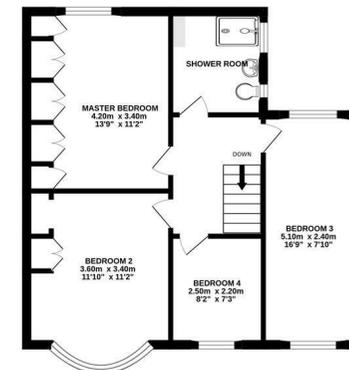
Externally, the property enjoys a driveway providing off-road parking to the front, along with a single garage for additional storage or secure parking. To the rear, a private and enclosed garden enjoys a sunny southerly aspect, offering a wonderful outdoor space for children to play, summer entertaining, or simply relaxing.

This charming home presents an exciting opportunity to modernise and extend (subject to planning) to suit your individual tastes and needs, all while enjoying a superb location that places everything Hale and Altrincham have to offer within easy reach.

Ground Floor
79.0 sq.m. (851 sq.ft.) approx.



1st Floor
57.2 sq.m. (615 sq.ft.) approx.



TOTAL FLOOR AREA: 136.2 sq.m. (1,466 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	63	71
(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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