



Melrose Crescent | Hale | Altrincham | WA15 8NL

£700,000



SHEPPARD & CO

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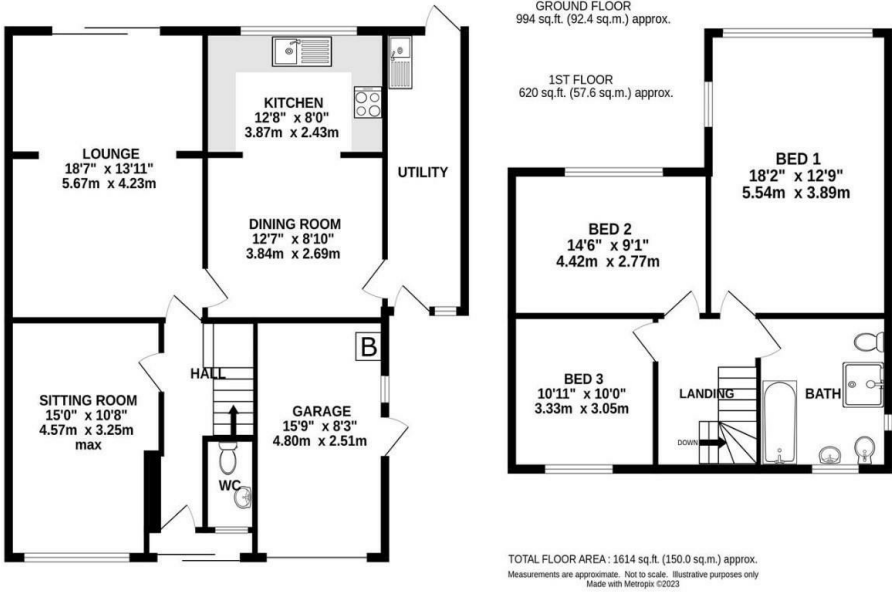
- Detached Family Home
- Approved planning permission for significant extension
- EV charging point at the front of the house (side of garage)
- Catchment to the areas finest schools
- Walking Distance To Well Green Primary School
- Generous plot in a sought after location
- Spacious Accommodation in excess of 1,600 Sq Ft
- Very good size garden
- Easy distance to Hale and Hale Barns
- Viewing advised

Situated on the ever popular Melrose Crescent in Hale, this attractive three bedroom detached home extends to approximately 1,614 sq ft and occupies a generous plot within a highly sought after residential location. The property offers well proportioned accommodation throughout with an integral garage, presenting an excellent opportunity for buyers looking to refurbish and create a bespoke family home.

The real strength of this property lies in its significant potential. Planning permission has been granted by Trafford Council for a comprehensive scheme including a single storey front, side and rear extension, along with a first floor rear extension . This opens the door to substantially increasing the overall footprint and reconfiguring the layout to suit modern family living, such as creating an open plan kitchen/living space, additional bedrooms, or enhanced principal suite accommodation.

To the front, there is a driveway providing off road parking alongside a lawned garden, presenting an opportunity to further expand parking or improve kerb appeal. The rear garden is a great size and enjoys a high degree of privacy, making it ideal for families.

Well Green primary school sits within walking distance, whilst Hale village and Hale barns are within five minutes drive and is complemented by Altrincham’s busy market town centre and Metro System into Manchester. The urban motorway network is easily accessible as is the International Airport and Wythenshawe Hospital.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	79
(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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