



Finchley Road | Hale | Altrincham | WA15 9RD

£650,000



SHEPPARD & CO

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- Well-presented Victorian end of terrace
- Spacious accommodation approaching 1,650 sq ft
- Superb open plan kitchen with underfloor heating, living and dining space
- Principal bedroom with ensuite and Juliet balcony
- West-facing rear garden with great potential
- Walking distance to Hale and Altrincham
- Catchment to the areas finest schools

This attractive Victorian end-terrace has been thoughtfully extended to create beautifully presented accommodation arranged over three floors, while still offering exciting potential to further enhance through conversion of the basement level, subject to the relevant permissions.

The ground floor comprises a welcoming entrance hall, a bay-fronted living room and the true heart of the home, an impressive full-length open-plan kitchen, living and dining space. Designed around modern living, this superb room is flooded with natural light and features bifold doors opening directly onto the west-facing rear garden.

To the first floor are two well-proportioned bedrooms and a family bathroom. Occupying the entire second floor is an impressive principal suite, complete with en-suite shower room and Juliet balcony overlooking the rear garden.

At lower ground floor level is an unconverted basement, currently utilised for storage, presenting excellent potential for further accommodation should a buyer wish to explore the opportunity.

Externally, the property benefits from a charming courtyard garden to the front. To the rear is a generous west-facing garden with established planting, offering a wonderful outdoor space with plenty of scope for landscaping and personalisation.

A characterful home that successfully combines period charm, modern living and future potential in equal measure.



TOTAL FLOOR AREA: 152.3 sq.m (1639 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 operation 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	62	75
(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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