



Stamford Park Road | Hale | Altrincham | WA15 9ER

£450,000



SHEPPARD & CO

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- Beautifully presented end of terrace
- Extended kitchen with further storage cupboard
- Courtyard and garden space with detached garage
- Overlooking Stamford Park
- Open plan living and dining room
- Contemporary bathroom
- Walking distance to Altrincham & Hale

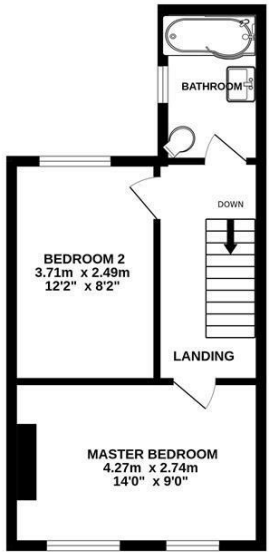
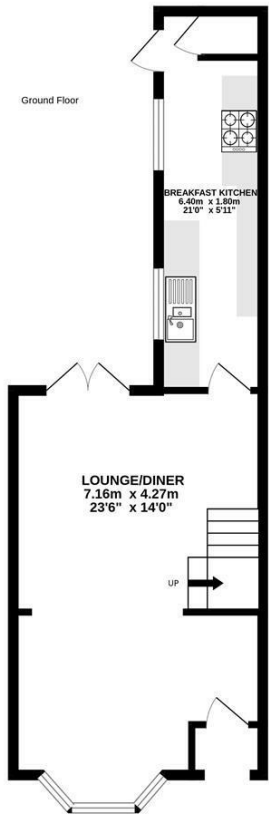
Occupying a prime position opposite Stamford Park and within easy walking distance of both Hale village and Altrincham town centre, this beautifully presented end-terrace home offers well-balanced accommodation in one of the area's most sought-after and convenient locations.

The ground floor comprises a bright and welcoming open-plan living and dining room, with French doors opening directly onto the rear courtyard, creating a superb space for both everyday living and entertaining. Completing the ground floor is a well-appointed kitchen with useful built-in storage.

To the first floor are two generous double bedrooms, complemented by a family bathroom.

Externally, the property benefits from a charming front garden, whilst to the rear is a delightful courtyard seating area leading through to a generous garden space, currently occupied by a detached garage. The outdoor space offers excellent versatility and potential, whether retained as is or reimagined to suit a buyer's individual requirements.

A fantastic opportunity to acquire a characterful home in an exceptional location, with Stamford Park on the doorstep and the amenities of both Hale and Altrincham just a short walk away.



TOTAL FLOOR AREA: 75.0 sq.m. (807 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		78
(55-68) D	64	
(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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