



Hermitage Road | Hale | Altrincham | WA15 8BW

Offers over £1,000,000



SHEPPARD & CO

Hermitage Road | Hale
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- Exceptional detached family home extending to approximately 3055 sq ft
- Stunning open plan kitchen, dining and living space forming the heart of the home
- Elegant formal sitting room with feature fireplace and garden access
- Five double bedrooms and four bathrooms, ideal for modern family living
- Versatile ground floor guest suite with bedroom, shower room and family room
- Private landscaped rear garden with generous entertaining terrace

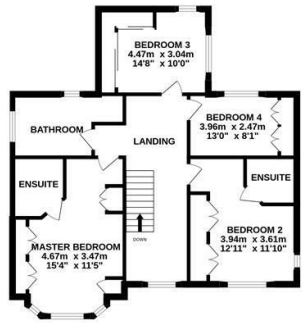
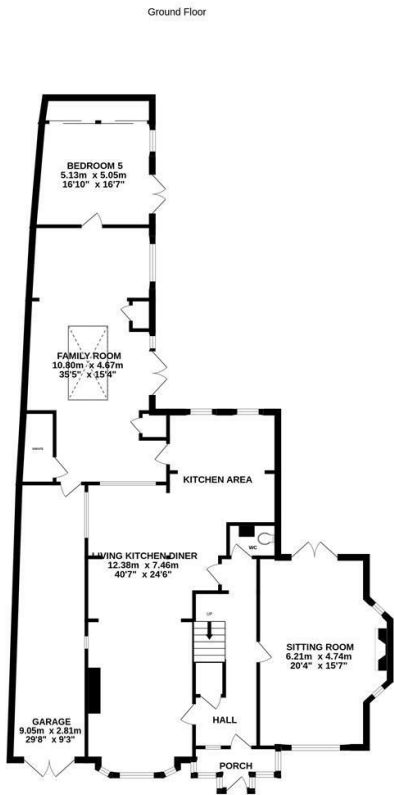
Occupying a generous plot on one of Hale’s most established residential roads, this exceptional detached family home extends to over 3,000 sq ft and combines period character with contemporary family living. Thoughtfully remodeled and extended, the property offers a versatile layout centered around an impressive open plan living, dining and kitchen space, finished to an excellent standard throughout.

The heart of the home is the stunning open plan kitchen and family area, where a sleek contemporary kitchen with quartz worktops, integrated appliances and a central island flows seamlessly into generous living and dining spaces. A beautifully appointed formal sitting room with a striking feature fireplace and French doors to the garden provides a more intimate setting, while the substantial ground floor suite, comprising a family room, double bedroom and shower room, offers superb flexibility for guests, multi generational living or working from home.

To the first floor, the principal bedroom benefits from fitted furniture and a contemporary en suite shower room, with a second bedroom also enjoying en suite facilities. Two further double bedrooms are served by a stylish family bathroom, creating excellent accommodation for growing families.

Externally, iron gates open onto a generous carriage driveway providing ample off road parking, while the private landscaped rear gardens feature an extensive paved terrace and lawn, ideal for entertaining and family enjoyment.

Positioned less than a mile from both Hale Village and Altrincham Town Centre, the property enjoys easy access to an excellent selection of restaurants, independent boutiques, highly regarded schools and superb transport links. A substantial and highly versatile family home in a prime Hale location, offered to the market with no onward chain.



TOTAL FLOOR AREA: 283.8 sq m. (3055 sq ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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	61	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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