



Beech Road, Hale, WA15

Offers in Excess of £680,000



Property Features

- Three Bedrooms Mid Terrace House
- Newly Fitted High Quality Kitchen
- Newly Fitted Flooring Throughout
- Ground Floor WC and Shower
- Catchment of Outstanding Schools
- Walking Distance to Amenities in Altrincham and Hale
- Two Minutes to the Popular Stamford Park
- First Floor Windows Newly Fitted Double Glazed Sash
- Low-Maintenance Garden
- Chain Free Sale



Full Description

A beautifully presented three-bedroom mid-terraced house in popular Hale location, close to Stamford Park and a short walk to Altrincham and Hale town centres. The property is in catchment area for Trafford's outstanding schools.

The house has been renovated to a high standard with a newly fitted kitchen, new flooring throughout and newly fitted double glazed sash windows to the first floor.

The property retains many stunning period features lending it a wealth of original character.



ENTRANCE HALL

The property is entered via a hard wood door with glazed panels, leading to a welcoming entrance hall featuring newly fitted LTV wood effect flooring; a central light pendant; neutral décor; carpeted staircase to the first floor accommodation; and access to the front lounge and the rear open-plan family room.



LOUNGE

14' 9" x 11' 10" (4.52m x 3.61m)

A bright and spacious lounge, benefitting from newly fitted LVT wood effect flooring; original bay windows to the front aspect with stained glass panels; high ceilings; central light pendant; a period style column radiator; and a stunning feature fireplace with decorative tiling and surround.



FAMILY ROOM

22' 9" x 12' 5" (6.98m x 3.79m)

The family room is accessed via a wooden panelled door from the entrance hall and allows access to the understairs storage area and basement storage beyond via a wooden panelled door; this room also allows access to a shower room via a Crittall-style frosted glass sliding door and a utility cupboard housing with space and plumbing for washing machine and tumble dryer. This space is fitted with LVT wood effect flooring; a period cast iron fireplace; two period style column radiators; two pendant light fittings; sash windows to the rear and side aspect, fitted with roller blinds and an opening to the kitchen.



KITCHEN

12' 9" x 9' 4" (3.89m x 2.85m)

The newly fitted kitchen has been completed to a high standard, with a range of matching base and eye-level storage units with quartz worktops over. The kitchen has been fitted with all new Neff appliances, including a double oven, dishwasher, fridge-freezer, induction hob, and extractor fan. The kitchen also offers a convenient larder cupboard and coffee station; a recessed sink; LVT wood effect flooring; two Velux skylight lights; recessed spotlighting and French doors leading to the rear garden.



MASTER BEDROOM

15' 8" x 11' 11" (4.78m x 3.64m)

A generous master bedroom with two large newly fitted double glazed sash windows to the front aspect, fitted with roller blinds; newly carpeted flooring; neutral décor; a double panelled radiator; recessed spotlights; period cast iron fireplace with decorative tiles and floor to ceiling fitted wardrobes.



BEDROOM TWO

13' 5" x 10' 0" (4.09m x 3.05m)

The second double bedroom features newly fitted carpeted flooring; neutral décor; a newly fitted double glazed sash window to the rear aspect, with fitted blind; double panelled radiator; period cast iron fireplace with decorative tiles; and a pendant light fitting.



BEDROOM THREE

15' 8" x 12' 11" (4.80m x 3.94m)

On the second floor the loft has been converted into a third bedroom; this room offers carpeted flooring; neutral décor; three double-glazed skylight windows; recessed spotlights; a double panelled radiator and access to eave storage space.



BATHROOM

8' 10" x 7' 5" (2.70m x 2.28m)

A modern family bathroom benefitting from floor to ceiling tiling; newly fitted double glazed frosted glass sash window to the rear aspect; recessed spotlights; chrome heated towel rail; LVT wood effect flooring and a four-piece suite including a tower shower with chrome thermostatic shower system; low-level WC; free-standing roll top bath; wall-mounted hand-wash basin with drawers underneath.



EXTERNAL

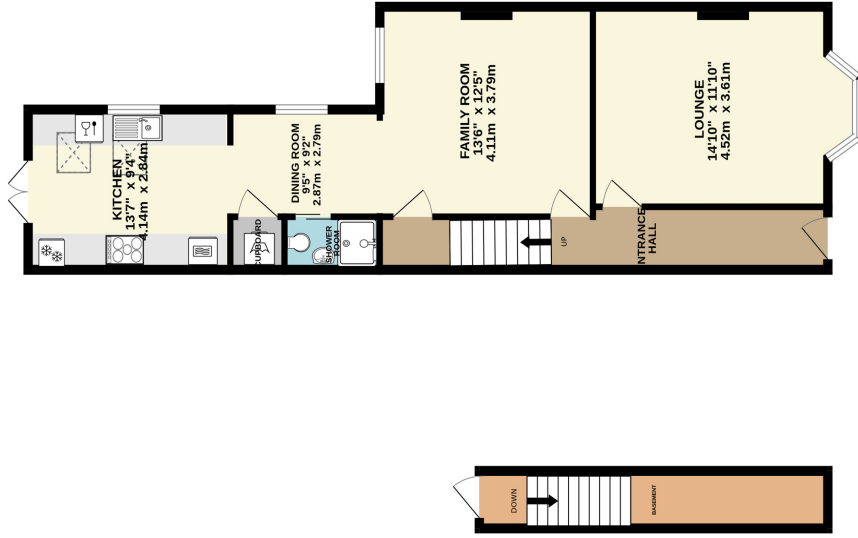
To the front of the property lies a front garden which is enclosed by a low stone wall and wrought iron gate leading to a paved path and stone step to front door.



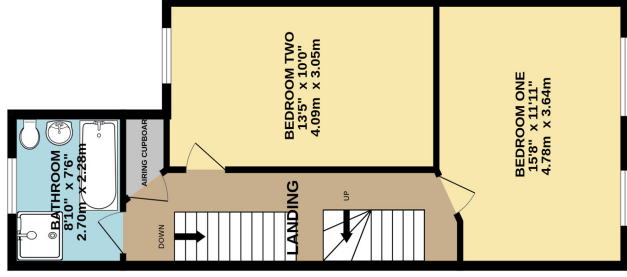
To the rear, the property offers a low-maintenance paved courtyard garden. The garden is accessed via French doors opening from the kitchen. The gate at the back of the courtyard offers access to the right of way for the bins behind the property. The garden is enclosed on both sides by timber panelled fencing and by a brick wall to the rear.



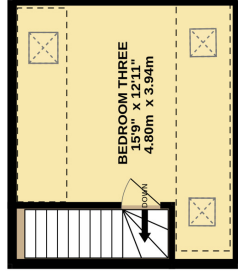
GROUND FLOOR
795 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR
222 sq.ft. (20.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1500 sq.ft. (139.4 sq.m.) 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 and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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COMMON QUESTIONS

- 1. When was this property built?** The owner advised that this house was constructed in 1902.
- 2. When did the current owners purchase this house?** The current owner purchased the house in 2025; it has since been fully renovated, and the owner is selling due to a change in work circumstances.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are all very friendly, and the road has a nice community feel.
- 4. Is this property sold freehold or leasehold?** The owners have advised that this house is sold freehold. Your legal advisor will be able to confirm this information.
- 5. What is the internet speed like in this location?** Very good, super-fast broadband is available in this area.
- 6. Has any work been carried out at this property?** Yes, the owner has fitted new flooring throughout, new radiators to the ground floor; new windows to the first floor; a new kitchen; added a ground floor shower room and utility cupboard housing the washing machine and tumble dryer and various other upgrades to the property.
- 7. What are the current owner's favourite aspects of this property?** The current owner loved the property's location, with its close proximity to Stamford Park, Hale, and Altrincham town centre, as well as its convenient transport links. They also appreciate the home's original period features and its outlook, which provides a calming environment and a strong sense of privacy.
- 8. How much are the utility bills at this property?** The owners have advised that the combined gas and electricity is around £150 pcm. The property is in Trafford Council and is a band D, which is currently £2,289.79 per annum.
- 9. Is there access to the loft space, and has it been boarded for storage?** Yes, the loft space has been converted to create the third bedroom.