



**Beech Road, Hale, WA15**

**Asking Price Of £650,000**



# Property Features

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- Beautifully Presented Three Bedroom Victorian End Of Terrace House
- Chain Free Sale
- Beautifully Landscaped Rear Garden
- Loft Conversion
- Period Features Throughout
- Catchment of Outstanding Schools
- Highly Sought After Location
- Open Plan Living/Dining Room
- Kitchen Extension
- Walking Distance From Hale and Altrincham



## Full Description

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A beautifully presented three double bedroom end-of-terraced house which has been modernised to a high standard throughout.

This property is just a short walk from Stamford Park, as well as Hale and Altrincham town centres. There are several sought-after junior schools located within a short walk of the property, including Stamford Park School, St. Vincent's Primary School and Bowdon Preparatory School.

The property offers a large open-plan lounge-diner and an open-plan kitchen-breakfast room with French doors onto a landscaped rear garden. The first floor offers two double bedrooms and the family bathroom with a third double bedroom with en suite shower room on the second floor.



## LOUNGE/DINER

11' 1" x 27' 9" (3.39m x 8.46m)

The lounge-diner is a large open-plan space with a dual aspect, flooded by natural light from a large uPVC double-glazed bay window to the front aspect, in addition to a uPVC double-glazed window to the rear aspect, fitted with roller blinds. This room is fitted with two pendant light fittings; oak engineered wood flooring; two double panel radiators; recessed shelving and a fitted storage cupboard to the alcoves. From this space hardwood doors with glazed inserts lead to the entrance hall and kitchen-breakfast room.



## KITCHEN/BREAKFAST ROOM

8' 0" x 22' 0" (2.44m x 6.72m)

The kitchen-breakfast room is located off the lounge-diner and allows access to the rear garden via uPVC double-glazed French doors. This space is fitted with wood effect tiled flooring; the room offers two pendant light fittings and recessed spotlighting; two uPVC double glazed windows to the side aspect, in addition to a Velux skylight; tiled splash back; and a range of fitted base and eye-level storage unit, with an integrated electric oven; recessed five ring gas hob; an integrated microwave and space and plumbing for a washing machine, dishwasher and fridge-freezer. From this room one can also access the understairs storage cupboard.



## MASTER BEDROOM

13' 6" x 11' 11" (4.12m x 3.64m)

The master bedroom is located off the first-floor landing with two uPVC double glazed windows to the front aspect, with fitted roller blinds. This room offers fitted wardrobes; a pendant light fitting; carpeted flooring and a double panel radiator.



## BEDROOM TWO

8' 5" x 12' 6" (2.59m x 3.82m)

The second bedroom is also located off the first-floor landing with a uPVC double-glazed window to the rear aspect, fitted with a roller blind. This double bedroom is shown as a children's room in pictures, but comfortably accommodates a double bed and wardrobes. This room offers carpeted flooring; a pendant light fitting and a double panel radiator.



## FAMILY BATHROOM

7' 5" x 8' 0" (2.28m x 2.45m)

The family bathroom is located off the first-floor landing with a frosted glass uPVC double glazed window to the rear aspect; tiled flooring; recessed spotlighting; a wall-mounted chrome heated towel rail; part-tiled walls; a low-level WC; pedestal hand wash basin; panelled bath with glazed screen and chrome thermostatic shower system over.



## BEDROOM THREE

13' 10" x 18' 9" (4.24m x 5.72m)

The third double bedroom is located on the second floor; this bedroom offers two large Velux skylights to the front aspect and a Juliette balcony to the rear aspect. This room has LVT wood effect flooring; recessed spotlighting; a vertical wall-mounted column radiator and doors allowing access to eave storage space and the en suite shower room.



## EN SUITE SHOWER ROOM

3' 5" x 9' 0" (1.05m x 2.75m)

The en suite shower room located off bedroom three offers a shower cubicle with chrome thermostatic shower system and tiled splash back; a low-level WC and a countertop sink. The shower room is fitted with LVT wood effect flooring; an extractor fan; a wall-mounted electric chrome heated towel rail and recessed spotlighting.



## EXTERNAL

To the front of the property one will find a raised garden area which is stocked with mature shrubs and a small tree. The front garden is enclosed to the front aspect by a stone wall and a paved path leads to the front entrance.

To the rear of the property lies a landscaped rear garden, with paved pathways and seating areas adjacent to the house and at the far end of the garden and borders stocked with mature shrubs and small trees. The garden is enclosed on three sides by timber fencing and also offers a timber bike shed for external storage to the side of the property.







# COMMON QUESTIONS

- 1. When was this property built?** The owner advised that this house was constructed circa 1900.
- 2. When did the current owners purchase this house?** The current owners purchased this house in February 2023.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are pleasant owner-occupiers on one side and a family who rent on the other.
- 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?** In this location, standard, superfast and ultrafast broadband is available.
- 6. Has any work been carried out at this property?** The current owners have not carried out any work to the property, but there has been a loft conversion and rear extension done by the previous owners.
- 7. Which are the current owner's favourite aspects of this property?** The current owners have advised that they particularly enjoy the colourful and bright property with high ceilings, the rear garden, and the view from the balcony overlooking the garden.
- 8. Have the owners had the boiler and electrics inspected recently?** Yes, the current owners have had the boiler serviced and the electrics checked in August 2025.
- 9. How much is the council tax at this property?** The property is with Trafford Council and is Band D, currently £2,289.79 per annum.
- 10. Is there access to the loft space, and has it been boarded for storage?** The loft has been converted into a bedroom with an ensuite bathroom, but there are cupboards built into the loft for additional storage.