



Hale Road | Hale | WA15 9HJ

Guide price £950,000

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SHEPPARD & CO

Hale Road |

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- A Truly Stunning Period Terrace
- Spacious Accommodation In excess of 2,200 sq ft
- Three Well Proportioned Reception Rooms
- Converted Basement with Two Further Versatile Rooms and Ample Storage
- Spacious Principal Bedroom With Ensuite
- Off Road Parking And 90 Ft Rear Garden
- Catchment And Walking Distance To The Areas Finest
- Walking Distance Of Both Hale And Altrincham
- No Onward Chain

This elegant Victorian home has been comprehensively remodelled and refurbished in recent years, offering three floors of versatile and well-planned accommodation.

Occupying one of the most sought-after positions on the south side of Hale Road, the property is ideally placed within walking distance of Hale Village, Altrincham town centre, Stamford Park, and several highly regarded schools.

The ground floor showcases a skilful extension, creating a striking open-plan living, dining and kitchen space. Two sets of floor-to-ceiling bi-folding doors open directly onto the delightful rear garden, seamlessly blending indoor and outdoor living. The kitchen is fitted with an extensive range of bespoke units, granite worktops, and integrated appliances, while the bay-fronted sitting room and separate snug provide additional reception space.

Upstairs, there are three generous double bedrooms. The principal suite spans the full width of the house and features a fitted walk-in wardrobe and a stylish en suite shower room. The second and third bedrooms are served by a luxurious family bathroom.

The lower ground floor offers further flexibility, currently arranged as a fourth bedroom with an adjoining playroom. A useful laundry room and cloakroom complete this level.

Unlike many homes of its age and style so close to Hale and Altrincham, the property boasts a large, private south-facing garden. Thoughtfully landscaped, it features a seating terrace leading to a lawned area framed by mature trees, shrubs and planting, providing a wonderful backdrop.

Set back from the road, the property also benefits from a neatly laid driveway providing off-road parking.

DIRECTIONS - WA15 9HJ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		72
(69-80) C		
(55-68) D		
(39-54) E		48
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



TOTAL FLOOR AREA : 205.0 sq.m. (2207 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, no responsibility is taken for any errors, omissions 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 is given as to their condition or operational status.

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