



Moss Lane | | Hale | WA15 8AZ

£450,000



SHEPPARD & CO

Moss Lane |
Hale | WA15 8AZ
£450,000

- Beautifully Presented Mid-terrace
- Modern Kitchen With Garden Access
- Off-Road Parking
- Prime Location Within Walking Distance To Hale & Altrincham
- Two Versatile Reception Rooms
- Stylish Bathroom
- Attractive Rear Garden
- Excellent Transport Links And School Catchment

A beautifully presented two-bedroom mid-terrace home situated within easy striking distance of both Hale and Altrincham.

Set back from the road, it offers the rare benefit of off-road parking, ensuring ease of living from the outset.

Step inside and you'll be greeted by a warm and welcoming interior that has been well maintained and tastefully decorated throughout. The property boasts two generous reception rooms, perfect for both relaxed evenings in and entertaining guests. The well-appointed kitchen to the rear is both practical and stylish, offering direct access to the garden—ideal for summer BBQs or a peaceful morning coffee. At first floor level, you'll find two well-proportioned bedrooms, each filled with natural light and offering ample space for storage. The modern family bathroom is crisp, clean and thoughtfully designed to maximise comfort and convenience.

Externally, there is a private rear garden accessed from the kitchen and parking to the front.

Located just a short stroll from Hale and Altrincham, with its vibrant mix of boutique shops, restaurants, and cafes, and within catchment for excellent local schools, this home offers the perfect balance of village charm and modern living. Hale Station and Altrincham Metrolink are also nearby, offering direct links into Manchester and beyond.

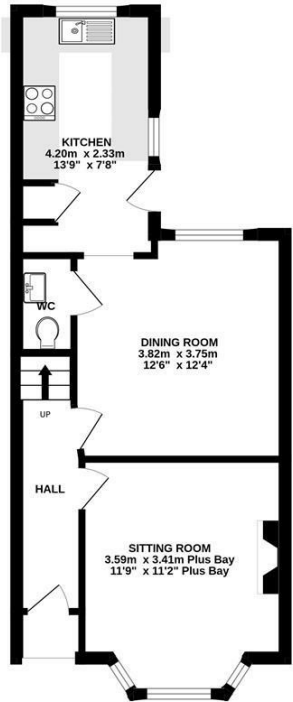
DIRECTIONS

POST CODE - WA15 8AZ

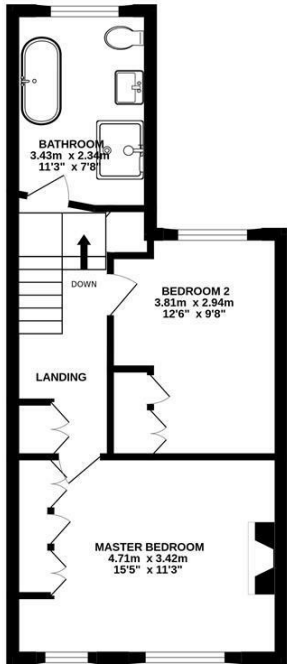
These details have been approved by the vendor before printing and every effort has been made to ensure their accuracy. However, in view of the recent Property Misdescription Legislation affecting Estate Agents, prospective purchasers are advised to make their own enquiries, to view the property and to satisfy themselves as to the accuracy of the particulars.



Ground Floor
42.3 sq.m. (455 sq.ft.) approx.



1st Floor
41.2 sq.m. (443 sq.ft.) approx.



TOTAL FLOOR AREA: 83.5 sq.m. (899 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 details are approximate and no responsibility is taken for any error, omission or misstatement. 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
	58	
England & Wales		
EU Directive 2002/91/EC		

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