



*Jordan fishwick*

HALE  
Albert Road East



# Albert Road East, Hale, WA15 9AL

Asking Price £735,000



## The Property

Located within the heart of Hale village this recently fully renovated and immaculately presented three bedroom Victorian end terrace sits on a corner plot within a moments walk to all the village centre has to offer, including transport links, local amenities, bars and restaurants. The property falls within catchment of highly regarded local schools and easy access to motorway links as well as local greenery such as Stamford Park, Dunham Massey and the River Bollin.

Internally, from the ground floor, the property benefits from an entrance hall with access to a bay fronted lounge with shutters, and an open plan kitchen living area with patio doors to the rear courtyard as well as a stunning, newly fitted and fully integrated kitchen with Terrazzo stone worktops and breakfast bar. There is access to a storage room with newly fitted boiler and also access to the two chamber basement which is tanked.

To the first floor there are two double bedrooms with window shutters and a four piece family bathroom which also has custom built units housing space for a washing machine and dryer.

Proceeding to the second floor there is a final third double bedroom with access to ensuite which also offers ample loft storage.

Externally the property has a walled south facing courtyard and private front garden with off road parking which also includes a Tesla EV charge point.

Viewings are strongly advised to appreciate this truly opulent Victorian home.

## Directions

WA15 9AL



- No Onward Chain
- Hale Village Centre Location
- Off Road Parking with EV Charge Point
- Renovated 2024
- Three Double Bedrooms
- Two Bathrooms
- Tanked Basement
- South Facing Rear Walled Courtyard
- Private Front Garden
- Freehold

Postcode - WA15 9AL

EPC Rating - E

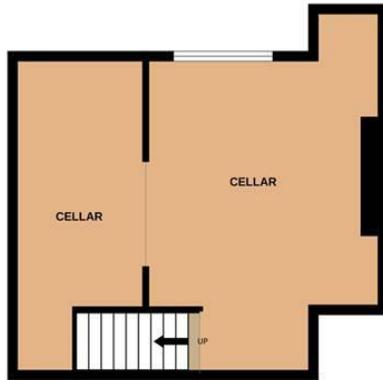
Floor Area - 1568.00 sq ft

Local Authority - TRAFFORD

Council Tax - E



BASEMENT



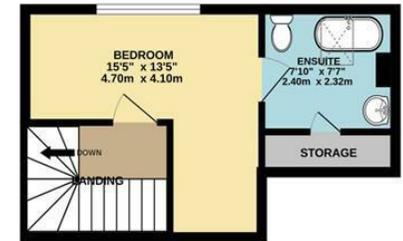
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1568sq.ft. (145.7 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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