



Moss Lane | Hale | Altrincham | WA15 8AF

Offers over £475,000



SHEPPARD & CO

# Moss Lane | Hale Altrincham | WA15 8AF Offers over £475,000



- Well presented semi-detached home
- Beautifully landscaped garden
- Off road parking
- No onward chain
- Two reception rooms
- Additional garden room used as a home office
- Walking distance to Hale and Altrincham

Beautifully presented and perfectly positioned within walking distance of both Hale village and Altrincham town centre, this attractive semi-detached home combines character, practicality and convenience in equal measure.

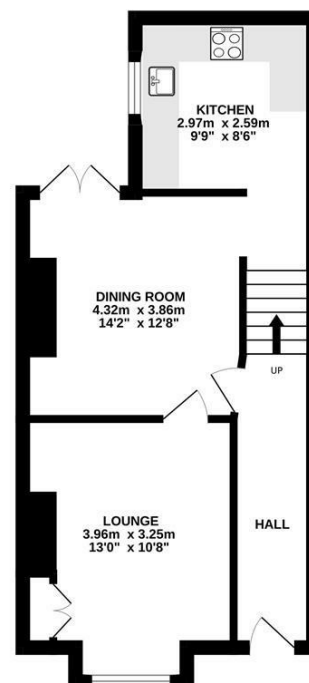
The accommodation comprises a welcoming entrance hall, a bay-fronted living room and a separate dining room with French doors opening onto the landscaped rear garden, creating an ideal space for both everyday living and entertaining. Completing the ground floor is a contemporary kitchen, thoughtfully designed to maximise both style and functionality.

To the first floor are two generous double bedrooms, served by a well-appointed family bathroom. The loft has also been partially converted.

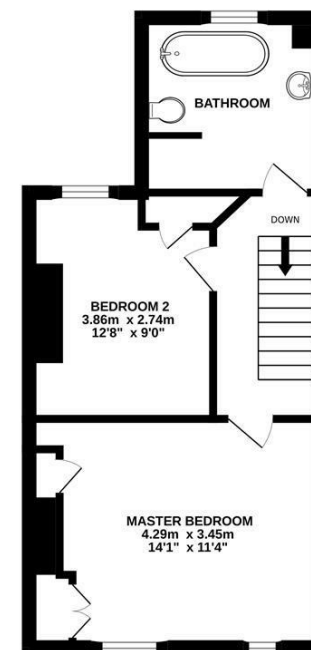
Externally, the property benefits from the rare advantage of off-road parking. To the rear is a beautifully landscaped garden, providing a private outdoor retreat, along with a versatile garden room ideally suited as a home office, or gym, complemented by additional storage space.

A superb home in one of the area's most sought-after locations, offering move-in-ready accommodation with the lifestyle benefits of Hale and Altrincham quite literally on the doorstep.

Ground Floor



1st Floor



TOTAL FLOOR AREA: 81.6 sq.m. (878 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 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>73</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>45</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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