



Egerton Road | Hale | Altrincham | WA15 8EE

£695,000



SHEPPARD & CO

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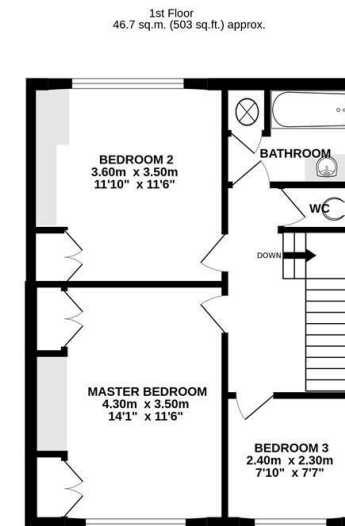
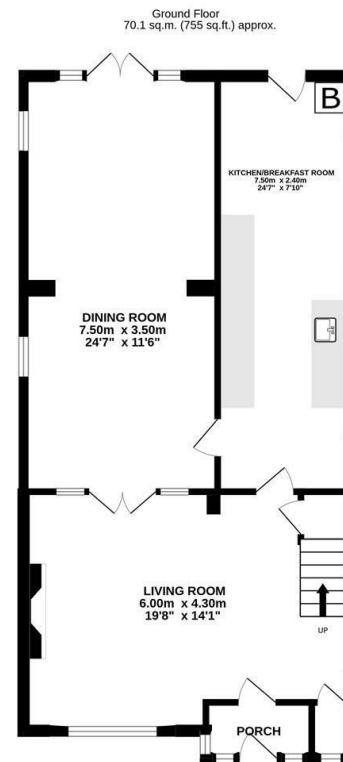
- Detached Family Home
- Superb Corner Plot Position
- Off Road Parking & Detached Garage
- Walking Distance To Hale and Altrincham
- Well Presented Throughout
- Extended Living Dining Space
- Potential To Extend STPP
- Catchment To The Areas Finest Schools

Occupying a superb corner plot and within walking distance of Hale, Altrincham and some of the area's most highly regarded schools, this detached family home offers space, position and genuine future potential.

The accommodation is well proportioned throughout and comprises an entrance porch, generous lounge, extended living dining room and kitchen completing the ground floor. To the first floor are three bedrooms, a contemporary family bathroom and separate WC.

Externally, the corner setting provides gardens to the front, side and rear, creating a sense of space that is rarely found. There is also a detached garage and off-road parking.

With clear scope to further extend (subject to the relevant planning permissions), this is a home that works today but offers the opportunity to create something even more substantial over time.



TOTAL FLOOR AREA: 116.8 sq.m. (1258 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) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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