



Wellfield Gardens | Hale | Altrincham | WA15 8LN

£325,000



SHEPPARD & CO

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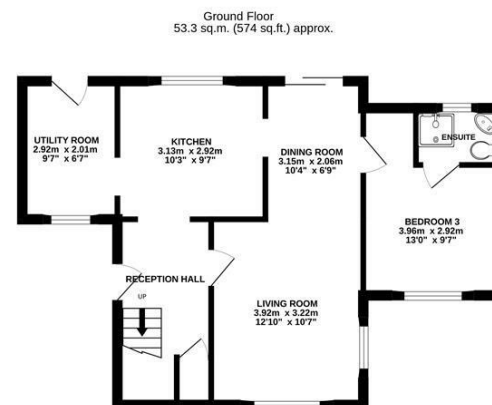
- Three double bedrooms
- Spacious accommodation approaching 1,100 sq ft
- Large store room with potential for further conversion
- Catchment to the areas finest schools
- Main bedroom with En-suite shower room
- Views over the communal green
- Enclosed private rear garden
- Viewings highly recommended

A spacious three bedroom link detached family home, ideally positioned in a sought after location close to local schools, shops and everyday amenities.

Welcome to Wellfield Gardens, an excellent opportunity to acquire a well presented, three bedroom link detached home, perfectly situated within easy reach of highly regarded schools, local shops and convenient transport links. Offering three generous double bedrooms, two bathrooms and a private rear garden, this attractive home is sure to appeal to a wide range of buyers.

Internally, the ground floor comprises a welcoming entrance hall leading into a modern fitted kitchen, complete with a range of wall and base units, integrated appliances, and access through to a separate utility room. The entrance hall also opens into a spacious lounge/dining room, with the dining area benefitting from sliding doors that lead directly out to the rear garden, creating an ideal space for entertaining. From here, there is access to the main bedroom, which features a contemporary en suite shower room.

To the first floor, a generous landing provides access to a separate WC, a modern family shower room, and two further well proportioned double bedrooms. Bedroom three also benefits from access to a large boarded storage room, offering excellent potential for conversion into an additional usable space, subject to the necessary consents.



TOTAL FLOOR AREA: 100.6 sq.m. (1083 sq.ft.) approx.
While 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 for any prospective purchase. 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		79
(55-68) D	59	
(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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