



Millway | Hale Barns | Altrincham | WA15 0AE

Offers over £900,000



SHEPPARD & CO

# Millway | Hale Barns

## Altrincham | WA15 0AE

Offers over £900,000



- Spacious detached family home at 2,600 sq ft
- Two ensuite bedrooms
- Ample parking and double garage
- Walking distance to Hale Barns Village
- No onward chain
- Four reception rooms
- Superb plot at around 0.2 of an acre
- Quiet cul de sac location
- Fantastic potential to extend/ remodel STPP

Occupying one of the largest plots on the road and tucked away at the head of a quiet cul-de-sac, this substantial detached family home enjoys a highly sought-after position within easy reach of Hale Barns village.

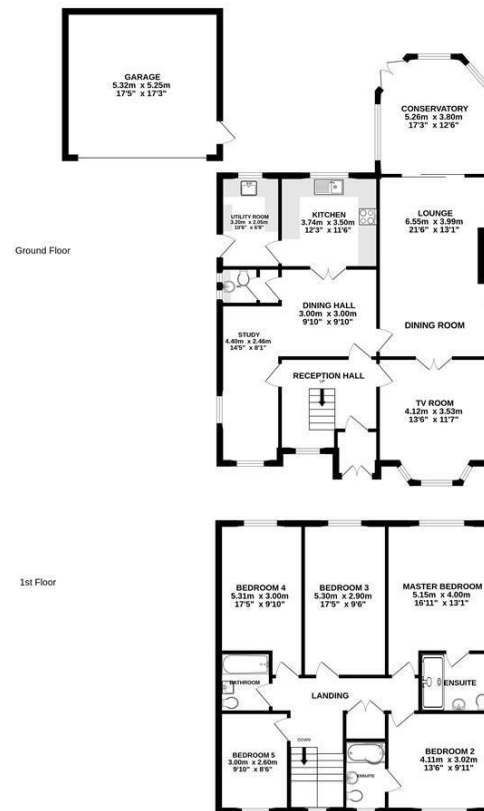
The accommodation is both spacious and versatile, comprising a welcoming entrance hall, four reception rooms (plus dining hall), kitchen, utility room and downstairs WC. The layout offers excellent flexibility for growing families, with plenty of scope to adapt and reconfigure to suit modern lifestyles.

To the first floor are five well-proportioned bedrooms, two of which benefit from en-suite facilities, alongside a family bathroom.

Externally, the property is approached via a generous driveway providing ample off-road parking and access to a double garage. To the rear is a superb south-facing garden, mainly laid to lawn and enjoying a high degree of privacy, a standout feature of the home and one rarely found in such a convenient location.

Offered to the market with no onward chain, this represents a fantastic opportunity to modernise, remodel or potentially extend, subject to the relevant permissions, creating a home tailored to your own requirements.

A rare chance to acquire a family home on an exceptional plot in one of Hale Barns' most desirable residential settings.



TOTAL FLOOR AREA : 241.8 sq.m. (2603 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>		
(55-68) <b>D</b>		
(39-54) <b>E</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	
	70	72

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