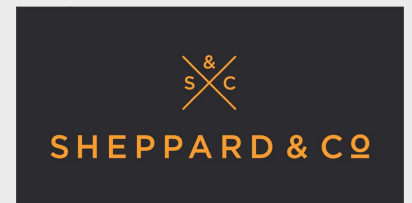




Hermitage Road | Hale | Altrincham | WA15 8BW

£600,000



Hermitage Road | Hale Altrincham | WA15 8BW £600,000



- Traditional semi-detached family home
- Generous, well-balanced accommodation throughout
- Bay-fronted living room plus second sitting room
- Conservatory opening onto south-facing garden
- Three first-floor bedrooms plus family bathroom
- Converted loft room
- Driveway parking and detached alarmed garage
- Mature rear garden enjoying a sunny aspect
- Catchment to the areas finest schools
- No onward chain

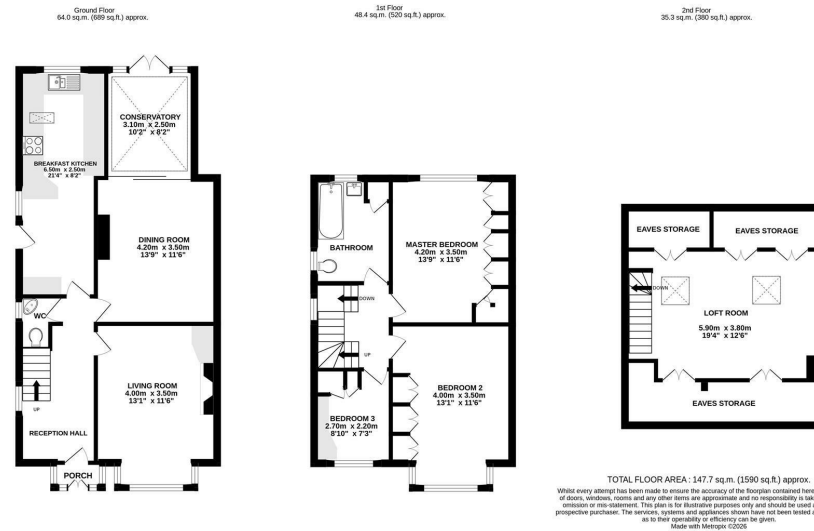
A well-proportioned semi-detached family home of traditional design, offering generous accommodation throughout and approached via a wide and welcoming entrance hall with staircase rising to the first floor.

To the ground floor, there is a bay-fronted living room to the front of the property, while to the rear sits a second sitting room which opens into a conservatory, with double doors leading directly out to the south-facing garden. The fitted dining kitchen extends to almost 22 feet in length and provides access to the side of the house. Completing the ground floor is a useful cloakroom/WC.

At first floor level, there are two excellent double bedrooms with fitted furniture, alongside a well-proportioned single bedroom currently utilised as a study, together with the family bathroom/WC. A staircase leads to a converted loft room with Velux windows to the rear, central heating and currently used as an occasional fourth bedroom, offering flexible additional space.

Externally, the property benefits from a driveway to the front providing off-road parking, alongside a lawned garden with mature hedge and fence borders. To the rear is a flagged patio leading onto a delightful lawned garden with well-stocked flowerbeds, all enjoying a sunny southerly aspect. There is also a detached garage to the rear, fitted with an alarm system.

A superb family home offering space, flexibility and a lovely garden, and viewing is highly recommended.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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