



Avon Road | Hale | Altrincham | WA15 0LB

Offers over £750,000



SHEPPARD & CO

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- Beautifully presented Victorian family home
- Open plan living kitchen
- Westerly facing rear garden
- Walking distance to Hale
- NO ONWARD CHAIN
- Spacious accommodation in excess of 1,800 sq ft
- Utility room and downstairs WC
- Off road parking
- Catchment to the areas finest schools

Beautifully presented and extending to over 1,800 sq ft, this exceptional Victorian family home has been thoughtfully remodelled and refurbished to create stylish, contemporary living whilst retaining an abundance of original period character. Perfectly positioned in one of Hale's most sought-after locations, the property is within easy walking distance of Hale village, the River Bollin and some of the area's finest schools.

The accommodation opens into a welcoming entrance hall, leading to a beautiful bay-fronted living room with leaded stained-glass windows, an original cast iron fireplace and attractive wooden flooring.

To the rear sits the true heart of the home, a stunning open-plan kitchen and dining room, finished with high-quality cabinetry, granite work surfaces, a central island with breakfast bar and a range of integrated appliances. Double doors open directly onto the rear garden, creating a seamless connection between inside and out.

Adjoining the kitchen is a versatile family room, ideal as a snug, playroom or home office, while a separate utility room and downstairs WC complete the ground floor.

To the first floor are three generous double bedrooms, including an impressive bedroom spanning the full width of the property with fitted wardrobes. These rooms are served by a beautifully appointed family bathroom.

Occupying the second floor is the superb principal suite, offering an excellent sense of space and complemented by a contemporary shower room, creating a peaceful retreat away from the main family accommodation.



TOTAL FLOOR AREA: 168.0 sq.m. (1806 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		
(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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