



Cedar Road | Hale | Altrincham | WA15 9JB

Guide price £725,000



SHEPPARD & CO

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- Beautifully presented end of terrace
- Stunning open plan kitchen living space
- Impressive principal suite with ensuite shower
- Catchment to the areas finest schools
- No Onward Chain
- Spacious accommodation approaching 1,430 sq ft
- Bay fronted living room
- Good size rear garden
- Walking distance to Hale & Altrincham

Beautifully presented and ideally positioned within walking distance of both Hale and Altrincham, this attractive end-terrace home also sits just moments from Stamford Park Primary School and Stamford Park, making it perfectly suited to modern family life.

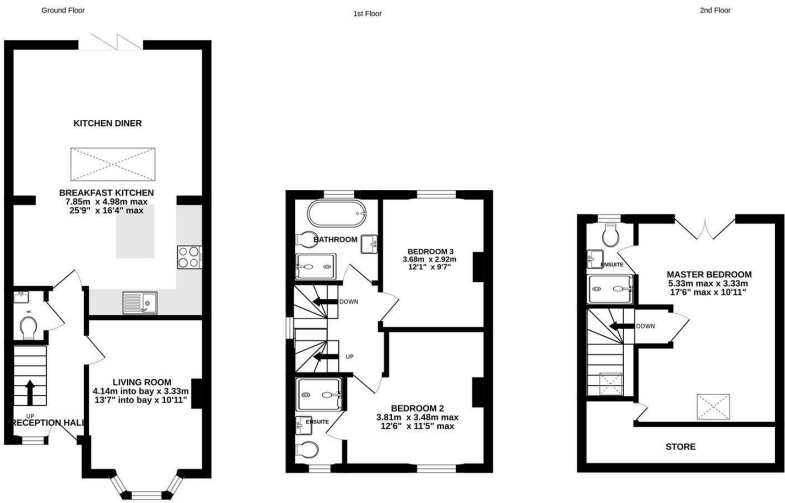
The ground floor comprises a welcoming entrance hall, downstairs WC and a bay-fronted living room.

To the rear sits the true heart of the home, a stunning open-plan kitchen, living and dining space with bifold doors opening directly onto the garden, creating a superb everyday living and entertaining area.

To the first floor are two generous double bedrooms, one with an ensuite and a family bathroom. The second floor is dedicated to an impressive principal suite, complete with ensuite shower room and Juliet balcony overlooking the rear garden.

Externally, the property is approached via a wrought iron pedestrian gate and enjoys a beautifully landscaped front garden. To the rear is a generous enclosed garden, mainly laid to lawn with a paved terrace accessed directly from the open-plan living space.

A stylish and well-balanced home in one of the area's most convenient and family-friendly settings.



TOTAL FLOOR AREA : 132.0 sq.m. (1421 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	64	
(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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