



Elm Road | | Hale | WA15 9QP

£700,000



SHEPPARD & CO

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Hale | WA15 9QP  
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- A Well Presented Mid Terrace Property
- Two Well Proportioned Reception Rooms
- Basement Level Prime For Conversion Or Storage
- Walking Distance To Hale And Altrincham
- Spacious Accommodation At 1,350 Sq Ft
- Breakfast Kitchen Leading To The Rear Garden
- Southerly Facing Rear Garden
- Catchment To The Areas Finest Schools

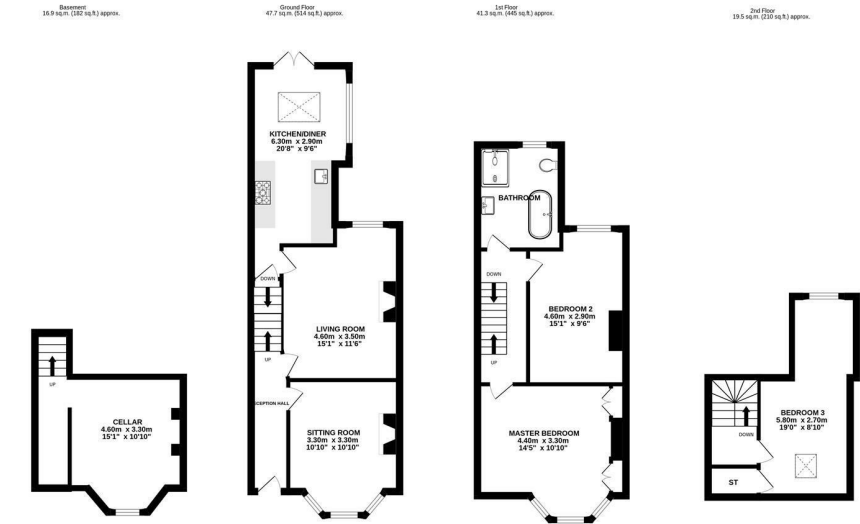
This handsome Victorian mid-terrace is among the most sought after styles in the area, instantly recognisable by its elegant bay windows on both floors and prized for its large, private south facing rear garden. Extended in keeping with its character, the property now offers nearly 1,500 sq ft of accommodation across four levels. The entrance hall opens into a generous living room featuring a sash window and a charming cast iron fireplace. The second reception room, with its original quarry tiled flooring and period fireplace, has direct garden access, ideal as a dining space, family room or snug.

The kitchen has been tastefully extended, offering shaker-style cabinetry, wooden worktops, and integrated appliances. A light-filled dining area with picture window and glazed doors forms a sociable hub at the rear. Below, a large basement with plumbing provides excellent utility and storage space, with conversion potential (STPP), as demonstrated in neighbouring homes. On the first floor are two generous double bedrooms, including a spacious principal room spanning the full width of the house with twin fitted wardrobes. A stylish bathroom with period-style fittings, roll-top bath, and walk-in shower completes this floor. The top floor offers an L-shaped double bedroom, ideal for guests, teens, or use as a home office.

The rear garden is a standout feature: private, south facing, and well-enclosed with no neighbouring rear access. A paved patio leads to a well-kept lawn framed by mature planting and timber fencing. Set within walking distance of Hale, Altrincham and Stamford Park, this beautiful home blends Victorian charm with modern family living.

DIRECTIONS - WA15 9QP

N.B. The appliances at this property have not been tested by ourselves. Approved by the vendor & prepared with care, these details are believed to be accurate. However, in line with Property Misdescription legislation, buyers should make their own enquiries and confirm all information independently.



TOTAL FLOOR AREA: 125.5 sq.m. (1350 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 for 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                                   |         | 75                      |
| (55-68) D                                   | 60      |                         |
| (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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