



Old Meadow Lane | | Hale | WA15 8JZ

Offers over £350,000



SHEPPARD & CO

Old Meadow Lane | Hale | WA15 8JZ Offers over £350,000

- A very Well Presented Terrace Home
- Breakfast Kitchen And Two Reception Rooms
- Gated Driveway With Ample Parking
- Easy Access To Hale And Altrincham
- Fixed Ground Rent - £13.50 Per Annum
- Spacious Accommodation In Excess Of 1,000 Sq Ft
- Principal Bedroom With Ensuite Shower Room
- Delightful Southerly Facing Rear Garden
- Catchment To The Areas Finest Schools
- NO CHAIN

NO CHAIN

Set behind wrought iron gates and a block-paved driveway, this beautifully proportioned bay-fronted terraced home combines classic charm with modern comfort. Finished to a high standard throughout, the property enjoys delightful gardens and a southerly aspect to the rear. Offered with

The well-balanced accommodation opens with a covered porch leading into a welcoming entrance hall. A light-filled sitting room features a marble fireplace with living flame gas fire, while to the rear, a bright dining conservatory connects seamlessly with the paved terrace through French doors. The stylish breakfast kitchen is fitted with contemporary units, integrated appliances and a matching breakfast bar, with sliding windows leading into the conservatory. A convenient utility room with WVC completes the ground floor.

Upstairs, the principal bedroom benefits from a private en suite shower room. There is a further double bedroom, a generous single bedroom with fitted wardrobes, and a fully tiled family bathroom with white suite.

Outside, the southerly facing rear garden is laid to lawn with a paved terrace ideal for summer dining, complemented by a useful brick-built external store.

Situated on Old Meadow Lane, the property enjoys an enviable position within easy reach of excellent amenities. The thriving centres of both Hale and Hale Barns are nearby, offering a variety of shops, cafes, and restaurants. The area is also well served by reputable schools and excellent transport links, including a commuter rail service to Manchester from Hale station. Local shops on Grove Lane add further convenience.

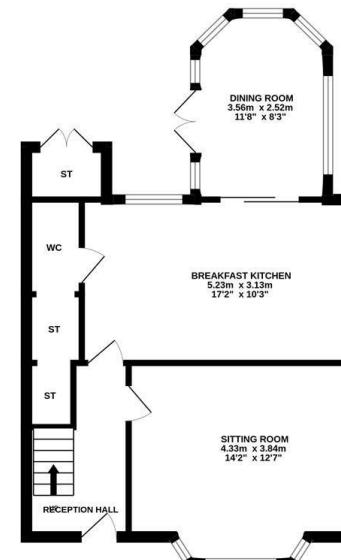
DIRECTIONS WA15 8JZ

N.B. The appliances at this property have not been tested by ourselves.

Approved by the vendor and prepared with care, these details are believed to be accurate. However, in line with Property Misdescription legislation, buyers should make their own enquiries, view the property, and confirm all information independently.



Ground Floor
52.0 sq.m. (560 sq.ft.) approx.



1st Floor
41.1 sq.m. (442 sq.ft.) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 88 |
| (81-91) | B | | 72 |
| (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 | |

1st Floor, 179 Ashley Road

Hale

Altrincham

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TOTAL FLOOR AREA: 93.1 sq.m. (1002 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the measurements on this plan, 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 and equipment shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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