





9 Broom Road

Hale, Altrincham

A stunning 5-bed period home in Hale village. Modern kitchen/diner, cinema room, and top floor principal bedroom suite. Off-road parking, landscaped rear garden. Close to transport, schools, and amenities. Perfect for families and home workers.

Council Tax band: E

Tenure: Freehold

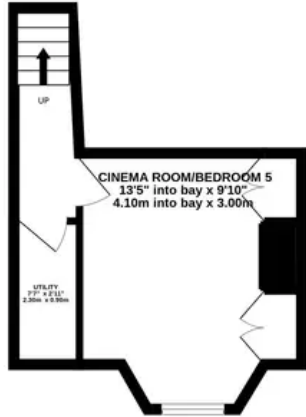
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

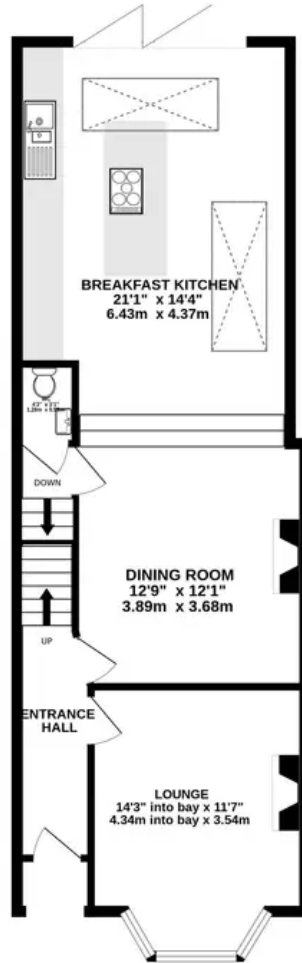
- A stunning extended period semi-detached home
- Central Hale position near tram and train stations, local amenities and highly rated schools
- Flexible accommodation over four floors perfect for families and WFH
- A long & beautifully landscaped rear garden ideal for afternoon/evening sunshine
- Spacious top floor principal bedroom suite
- Off road parking and permit controlled street parking
- Converted cellar chamber into cinema room
- Large open plan kitchen/diner ideal for entertaining and a growing family



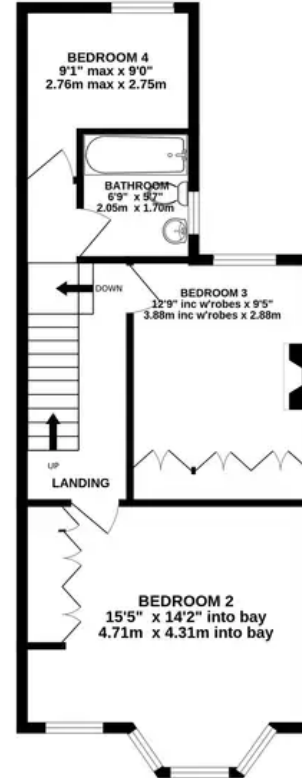
BASEMENT
200 sq.ft. (18.6 sq.m.) approx.



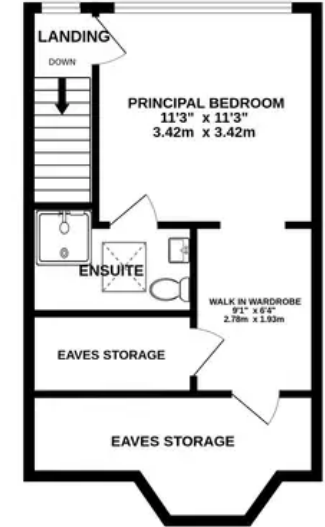
GROUND FLOOR
678 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1764 sq.ft. (163.9 sq.m.) 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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