



**GASCOIGNE
HALMAN**

COMING SOON
Contact Bobby Shahlavi
for more details

**GASCOIGNE
HALMAN**

DISCREET LISTING, HALE

THE AREAS LEADING ESTATE AGENT



DISCREET LISTING, HALE

£3.75 Million

A splendid detached family residence set within a magnificent private garden plot, circa one acre.





This fine detached residence is believed to date back to 1922 and has been a wonderful family home to the current owners for nearly 50 years. Although well cared for, the property is ripe for updating and re-development. This property sits on a magnificent 1 acre plot being one of the largest plots within this prestigious address. The property provides well-proportioned and spacious accommodation, arranged over four floors featuring some interesting original character features. The property is approached via a gated driveway which sweeps round to the front of the house and provides ample parking. There is a large garage block with a carport, double garage and garden store plus additional outbuildings providing ample storage.

This delightful property is nestled amidst expansive landscaped gardens, bordered by mature hedgerows and trees that shield the property. Some of these trees reach impressive heights, enhancing the charm and character of the mature, green backdrop. This prestigious location itself, is a lush suburban street adorned with fully grown trees lining the road and surrounding the properties. These houses, typically spacious and detached, are set back from the road within generous gardens. The architectural styles span different eras, ranging from Victorian and Edwardian to contemporary designs, the only cohesive feature that gives continuity to the immediate area is the rich greenery which often only permits a glimpse of the fabulous houses beyond. There is no dominant vernacular style, individuality is the style that defines the character of this neighbourhood. Some of these houses are the work of renowned architects such as Edgar Wood and Henry Goldsmith.

Although a wonderful family home with great scope for extension and improvement, there is obvious potential for complete demolition and redevelopment to build your own 'grand design' masterpiece, subject to planning, if so desired.

DIRECTIONS

Please contact the Hale Office on 0161 929 8118 for more details.

LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

TENURE

Freehold

LOCAL AUTHORITY

Trafford Borough Council. Tax band H. Amount payable for 2023/2024 is £3753.52.

