



**GASCOIGNE
HALMAN**

HASLEMERE AVENUE, HALE BARNES, COUNCIL TAX G

THE AREAS LEADING ESTATE AGENT



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Offers Over £900,000

A chain-free detached family home set at the head of a cul-de-sac in a prestigious location of Hale Barnes.

The standout feature of this property has to be the huge garden plot. Measuring over 0.6 acres the gardens are incredible with a large expanse of lawn and a mature backdrop of trees offering complete privacy. One of the largest plots in the area and offering tremendous scope of redevelopment and improvement, this is a very rare opportunity not to be missed. The house offers versatile accommodation arranged over 2 floors, ideal for families.

On the ground floor, an enclosed entrance porch leads to a hallway with under-stairs storage. There is a large open-plan extended living area with patio doors and views of the magnificent gardens. The double garage has been converted to provide an additional reception area, ideal as a family room with plenty of space to work from, overlooking the front garden.





The good-sized extended kitchen is fitted with built-in and integrated appliances and again has the most wonderful views of the garden. Along with storage, there is an adjacent utility room and a downstairs WC off the landing. On the first floor, there are three good-sized bedrooms. Originally, the house was built as a four-bed, but the vendor has converted the fourth bedroom into a very useful dressing room and ensuite bathroom. All bedrooms have plenty of natural light and there is a family bathroom.

There is double glazing throughout and a modern boiler. There is enhanced security with CCTV cameras and external security lighting.

In addition to the fabulous rear garden, there is a front garden with a driveway providing ample off-road parking for at least three large vehicles.

The property is suitable to move into immediately, offering exceptional flexibility for family life or working from home but considering the good plot size of circa 0.6 acres also has wonderful scope for extension or new development (subject to planning consent).

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.

LOCAL AUTHORITY

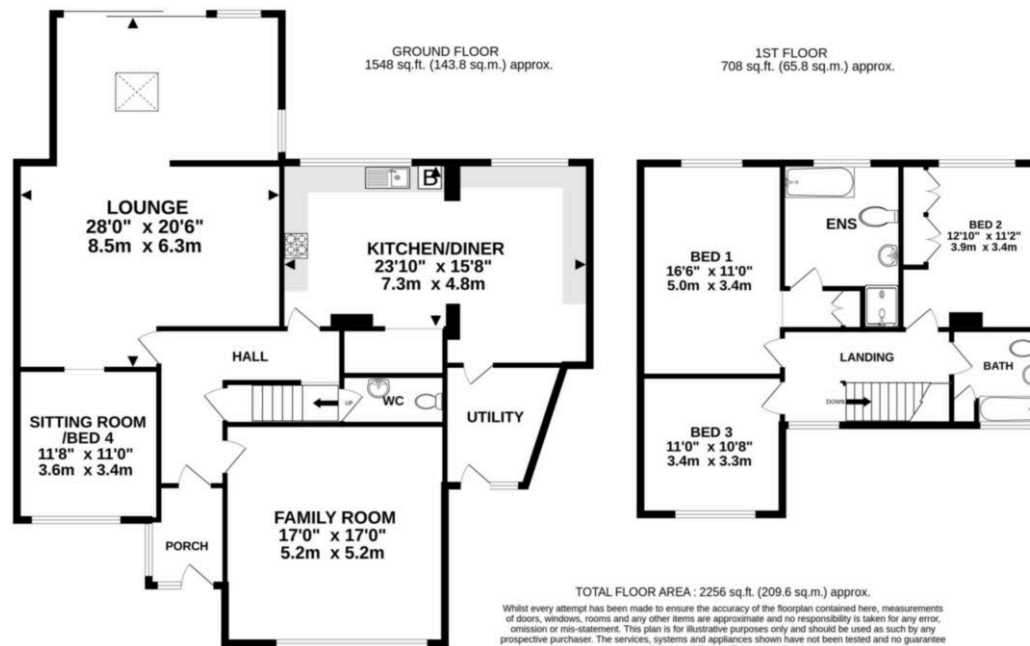
Trafford Borough Council Tax Band G - Amount payable for 2025/2026 is £3534.72

TENURE

Freehold

POSTCODE

WA15 0AU



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HALE OFFICE

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