



**GASCOIGNE  
HALMAN**

GREEN GATE, HALE BARNES, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT



## GREEN GATE, HALE BARNS, ALTRINCHAM

**£1,095,000**

A substantial and well-presented detached family home situated on a generous corner plot. This impressive property has been thoughtfully extended and enhanced by the current owners to create a spacious and versatile home, offering over 3,000 sq. ft. of accommodation.

The ground floor features an entrance porch leading to a central hallway with a convenient ground floor WC. The expansive lounge provides an ideal setting for large family gatherings, while additional living spaces include a family room, a study, and a substantial conservatory. The kitchen diner is practical and offers ample space for dining and access to a separate utility room.

Upstairs, the master bedroom features a well-sized ensuite bathroom. There are four further bedrooms, two of which benefits from a "Jack and Jill" ensuite, in addition to a modern family bathroom. Most of the bedrooms have fitted wardrobes and offers plenty of space for a large family.





Externally, the property occupies a well-positioned corner plot of just under a quarter of an acre. It offers dual vehicle access via Green Gate and Warburton Drive leading to a converted garage, now providing a very useful store room but of course could be converted back into a garage. The well-maintained gardens wrap around the property, offering privacy and scope for further landscaping or development.

This exceptional home is offered with no onward chain, presenting tremendous potential for further improvement. Internal viewing is highly recommended to fully appreciate its size, layout, and possibilities.

#### **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. Tax band G £3284.78 2024/2025

#### **TENURE**

FREEHOLD

#### **POSTCODE**

WA15 0SN



TOTAL FLOOR AREA : 3077 sq.ft. (285.9 sq.m.) approx.

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HALE OFFICE

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