



# **GASCOIGNE HALMAN**

THE GREENS, HALE ROAD, HALE BARNES

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THE AREAS LEADING ESTATE AGENT



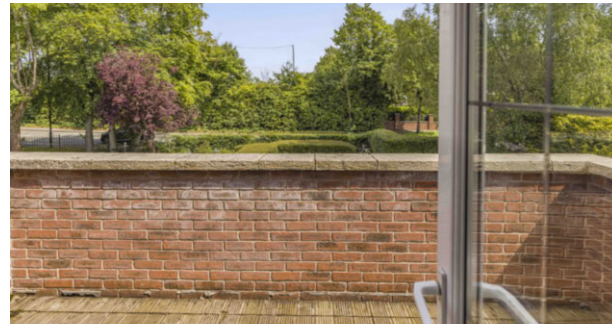
## THE GREENS, HALE ROAD, HALE BARNES

**£360,000**

A spacious, purpose built, first floor apartment in a convenient location in Hale Barnes, close to extensive motorway links and local amenities. Open plan Living Kitchen, two double Bedrooms and two Bath/Shower rooms. Lift access to all floors. Secure gated, attractive communal grounds, allocated parking space and private terrace.



Once inside the apartment there is a modern interior having an 'L' shaped hallway, with cloaks/airing cupboard, which leads to a spacious open plan Living Kitchen with fully glazed double doors out to a private terrace. The Kitchen has an extensive range of cabinetry and integrated appliances. The apartment has two double Bedrooms, the master Bedroom having an En-suite Shower Room, with the guest Bedroom being served by a Bathroom with white suite and chrome fittings.



This attractive apartment has the benefit of an allocated parking space, with additional parking available, and stands in very attractive, low maintenance, landscaped communal gardens.

### **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 D - Amount payable for 2025/2026 is £2120.84

### **TENURE**

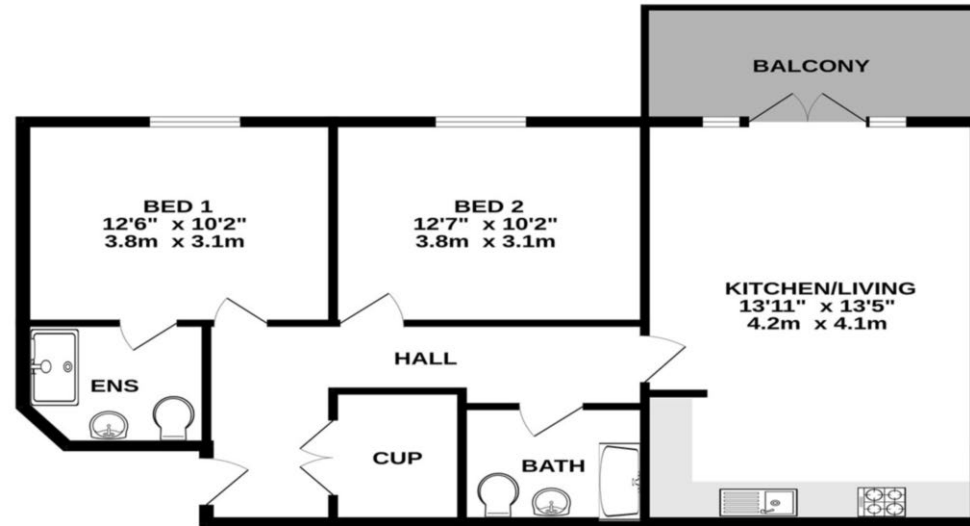
We believe the property to be Leasehold with a peppercorn ground rent payable with an original lease of 999 years, having 975 years remaining.

### **POST CODE**

WA15 8TH

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FIRST FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all 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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HALE OFFICE

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