



**GASCOIGNE
HALMAN**

HAWTHORN ROAD, HALE, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



HAWTHORN ROAD, HALE, ALTRINCHAM

£695,000

A well presented, Victorian bay fronted mid-terraced period property, in the heart of Hale, close to extensive amenities and good schools. Arranged over four floors, with four double bedrooms and two reception rooms.

Situated in an ideal location for easy reach of Hale Village and Altrincham Town Centre, the well-proportioned accommodation comprises of an Entrance Hallway with polished, wooden floorboards, leading to the two reception rooms and stairs to the first floor. The Lounge retains many character features, with deep skirting boards, coving and cornicing, stained glass feature to the windows and picture rails, along with a stunning feature fireplace. The dining room overlooks the rear garden and has a brick fireplace and wooden surround.





The Kitchen leads off the Dining Room and is fitted with a range of modern base and wall units with some integrated appliances. There is also a useful utility room to the rear with window to the side elevation and access to the rear garden, along with a downstairs WC and cloakroom.

To the Lower Ground Floor there is a useful cellar with two chambers, currently used for storage, with a reduced head height of 6'1" and bay window to the front of the property.



Up to the First Floor, there are two good sized Double Bedrooms, each with a feature period fireplace. Bedroom One over looks the front elevation with two windows. Bedroom Two is to the the rear. The family bathroom is also on this floor, with modern White Suite and chrome fittings. Upstairs to the Second Floor, there are two further double bedrooms, with some restricted head height into the eaves and again, feature original fireplaces.

Externally there is a courtyard area outside the house leading to a lawned garden to the rear. There is scope to extend the living accomodation to the rear, subject to relevant permissions.

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 2024/2025 is £1970.88

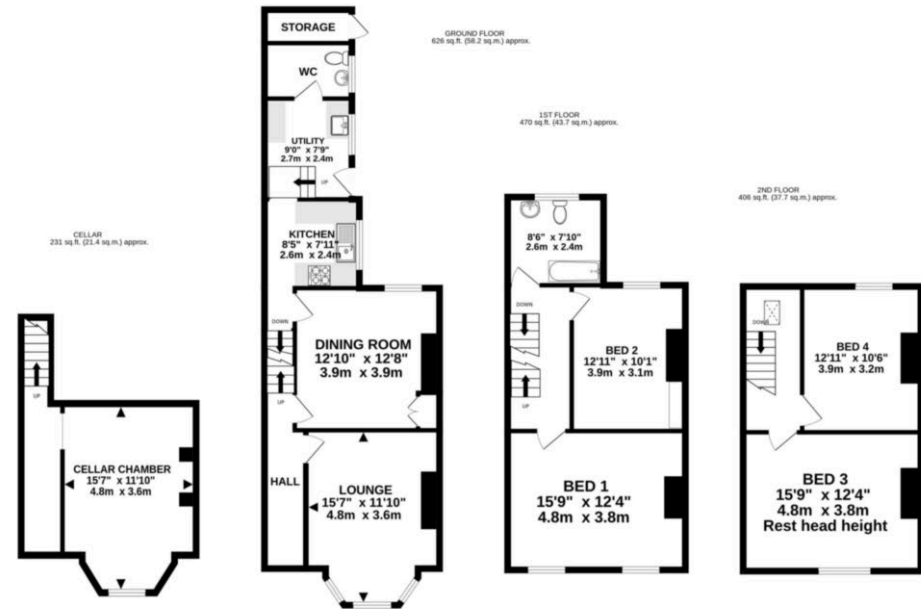
TENURE

Freehold

POSTCODE

WA15 9RG





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HALE OFFICE

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