



**GASCOIGNE
HALMAN**

3 WILTON DRIVE, HALE BARNES, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



3 WILTON DRIVE, HALE BARNS, ALTRINCHAM

A beautifully presented, modern four bedroom detached family home, situated in a cul-de-sac location, with off-road parking for two cars. With an open-plan kitchen diner plus a separate utility room, downstairs WC, two further reception rooms for additional living space and a stunning landscaped rear garden, this property is perfect for the growing family. The property is available with no onward chain and is conveniently located for access to the local schools and transport links.





Four Bedroom Detached House

Located in a Quiet Cul-De-Sac

Landscaped Rear Garden

Open Plan Kitchen Diner

Highly Sought After Location

Living Room plus Two Further
Reception Rooms

Utility Room

Master Bedroom with Large Ensuite

Close to Renowned Local Schools

Available with No Onward Chain



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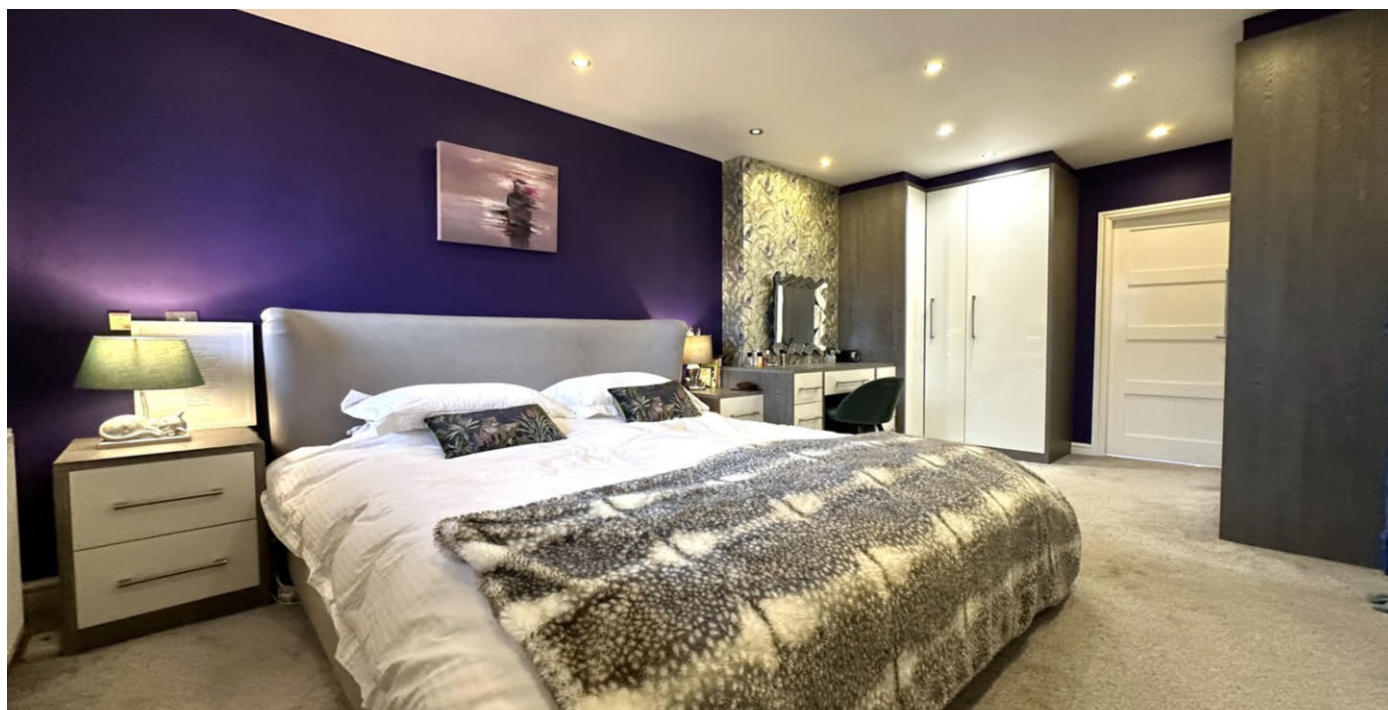
Wilton Drive offers immaculate and stunning accommodation throughout and is an ideal home for the growing family looking to be in convenient reach of renowned local schools and the ever popular village of Hale and Hale Barns. The property comprises, in brief; a generous entrance hall allowing ample space for storage and allows access to the living room with bay-fronted window, downstairs WC and separate large kitchen diner. From the kitchen diner there are two reception rooms, that could be used as further living accommodation, both with access to the rear garden. There is also a separate utility room fitted with a range of base and eye-level units and offers space and plumbing for freestanding washing machine, tumble dryer, fridge and freezer.

To the first floor there is a good sized landing leading to four bedrooms, with the master bedroom boasting fitted wardrobes with ample storage plus a large en-suite bathroom with four piece suite. Completing the first floor accommodation is a family bathroom with three piece suite.

The loft space is currently being used as a useful home office area, which is accessed via a pull down ladder from the first-floor landing. This room benefits from two Velux skylights with fitted blinds, carpeted flooring and access to eave storage space.

Externally, there is an immaculate rear garden which has been landscaped by the current vendors to create a beautiful outside space. With a paved patio area directly accessed from the house, plus a further paved seating area to the rear of the garden perfect for outdoor dining and entertainment. The centre of the garden is laid to lawn with raised planters to either







side. To the front of the property, there is a paved driveway with parking for two cars and is enclosed by tall hedges.

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.

DIRECTIONS

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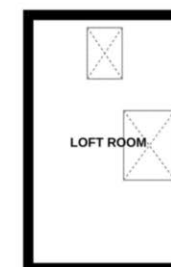
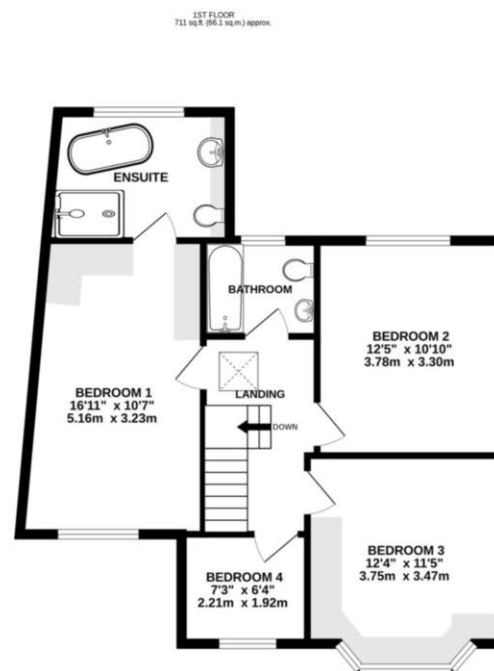
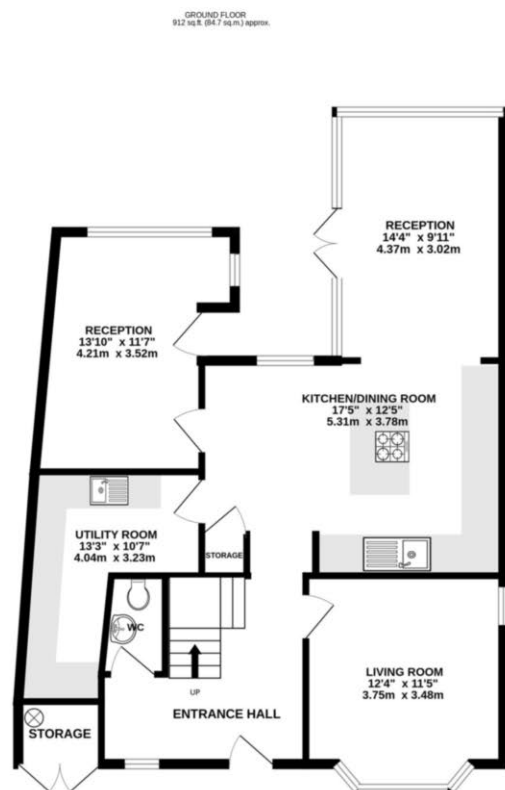
TENURE

Freehold

TAX BAND

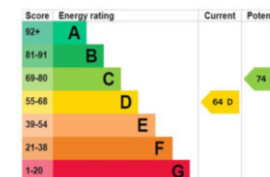
Metropolitan Borough Council Tax Band F





TOTAL FLOOR AREA : 1738 sq.ft. (161.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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