



**GASCOIGNE
HALMAN**

54 GORSE BANK ROAD, HALE BARNES

THE AREAS LEADING ESTATE AGENT



54 GORSE BANK ROAD, HALE BARNES

£1.395 Million

An impressive and immaculately presented detached family home, which has been extended and totally renovated throughout to create a stylish property, ready to move into. Arranged over two floors with three generous reception rooms, stunning open plan kitchen/dining room, five double bedrooms and three contemporary bath/shower rooms. Secure gated entrance, block paved driveway leading to an attached garage and manicured lawned garden to the rear. NO OWARD CHAIN.





An elegant, individually designed, detached property situated in a highly sought after location with accommodation arranged over two floors. This stylish family home has three large reception rooms including cinema room, lounge with feature fireplace and family room with direct garden access and a magnificent, open plan kitchen/dining room with a comprehensive range of high gloss units and integrated appliances with utility room adjacent. On the first floor there are five double bedrooms, one currently utilised as a dressing room with bespoke fitted cabinetry. The master bedroom has a contemporary en-suite bathroom with the further bedrooms served by a recently installed, modern bathroom and separate shower room. Externally the property is set back from the road with electrically operated secure gates, block paved driveway providing ample off road parking and integral garage, standing in its own beautifully landscaped gardens, which are mainly laid to lawn with mature plants and shrubbery.

DIRECTIONS

From our Hale office travel along Westgate, at the top turning right onto Broomfield Lane and right again onto Hale Road. Pass through the traffic lights at Park Road and head towards Hale Barns Centre. Pass St Ambrose College on the right hand side and take the next turning on the right down Wicker Lane. At the mini roundabout turn left onto Chapel Lane and continue along to the junction. Turn right on to the continuation of Chapel Lane following the road around the bend taking the next turning on the right hand side onto Gorse Bank Road. The property can be found on the right hand side further along the road.

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.

POSTCODE

WA15 0AS

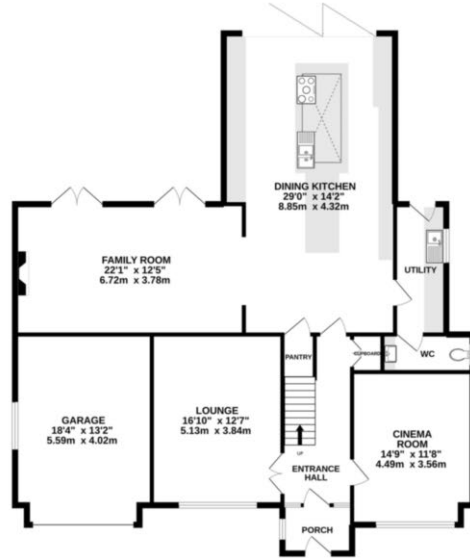
LOCAL AUTHORITY

Trafford Borough Council. Tax band F. Amount payable for 2022/2023 is £2577.25.

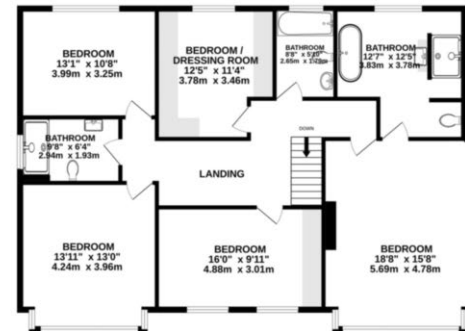
TENURE

We believe the property to be Freehold. Subject to solicitors verification.

GROUND FLOOR
1587 sq.ft. (147.4 sq.m.) approx.



1ST FLOOR
1298 sq.ft. (120.6 sq.m.) approx.



TOTAL FLOOR AREA : 2885 sq.ft. (268.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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