



**GASCOIGNE
HALMAN**

3A THE MOUNT, HALE BARNES

THE AREAS LEADING ESTATE AGENT

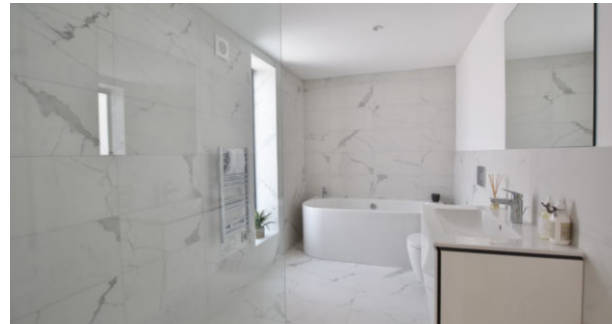


3A THE MOUNT, HALE BARNES

£750,000

A contemporary family home, finished to a high standard throughout and ideally located in the centre of Hale Barnes. Modern and thoughtfully designed, with spacious open plan kitchen, dining, living areas complemented by a separate reception room all with full height glazing. The master suite incorporates a spacious roof terrace, full height glazing and en-suite shower room, with a further three double bedrooms and two bathrooms. Externally the property has a block paved driveway and courtyard, zinc and oak clad parking bays complemented by an oak front door. NO ONWARD CHAIN.

A light and contemporary home, designed for modern living
Open plan kitchen, living, dining rooms - all with full height glazing
Design elements include resin flooring, exposed brickwork and feature staircase
Four bedrooms and three bathrooms with sanitary ware by Duravit and Hansgrohe
SieMatic kitchen and utility room with Quartz worktops and Siemens appliances
Underfloor gas central heating
Master bedroom suite with roof terrace
Large family bathroom



A high specification, town house located in the center of Hale Barns arranged over three floors with block paved driveway providing off road parking and courtyard garden to the rear. The property comprises of an entrance area with cloaks/WC, large reception room to the front with open plan dining/family room and SieMatic kitchen with a range of integrated Siemens appliances including induction hob, oven, microwave and dishwasher with utility room adjacent. The first floor has a master bedroom suite with external private roof terrace and contemporary en-suite with Duravit fixtures and Hansgrohe fittings. There is a second double bedroom also served by a modern family bathroom. The second floor has two further bedrooms with additional bathroom. Externally there is a carport to the front and small private enclosed garden to the rear. Some pictures are indicative images.

DIRECTIONS

From our Hale office travel along Ashley Road turning onto Westgate. At the end of Westgate turn right onto Broomfield Lane and right again onto Hale Road. Continue to the traffic lights at the Park Road junction and proceed straight ahead onto the continuation of Hale Road. Pass the war memorial on the right hand side and the petrol station on the left hand side. Take the next turning on the left in to The Mount where the property can be found in numerical order a short way along.

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, House of Fraser, etc. and 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

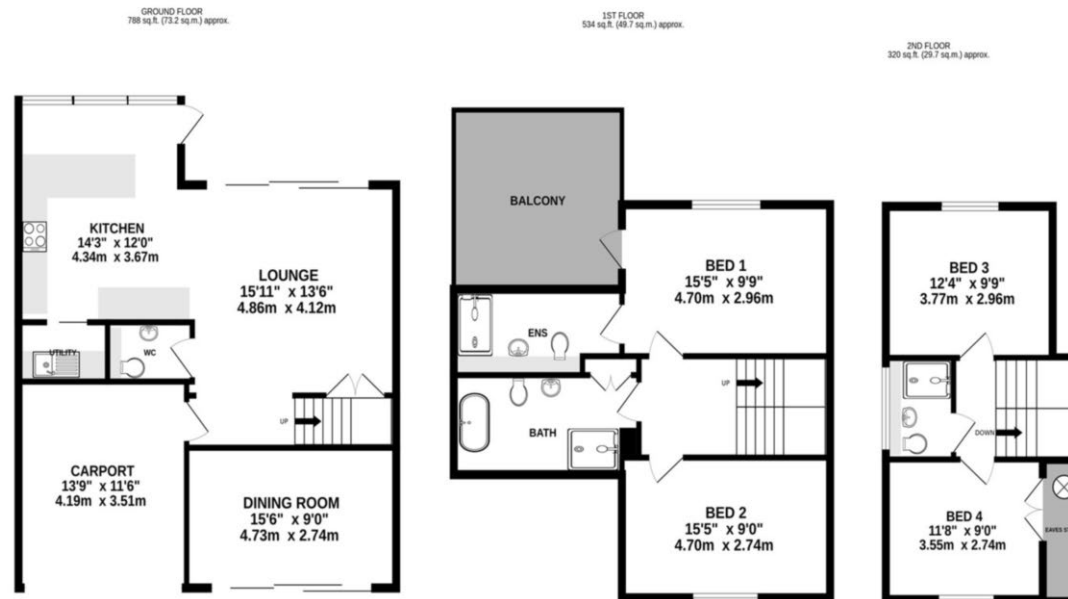
WA15 8SZ

LOCAL AUTHORITY

Trafford Borough Council.

TENURE

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



TOTAL FLOOR AREA: 1643 sq.ft. (152.6 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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HALE OFFICE

0161 929 8118

hale@gascoignehalman.co.uk

176 Ashley Road, Hale, WA15 9SF

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