



**GASCOIGNE
HALMAN**

31 CHAPEL LANE, HALE BARNES

THE AREAS LEADING ESTATE AGENT



31 CHAPEL LANE, HALE BARNS

£975,000

A beautifully presented, modern detached family home in a highly regarded position in Hale Barns. Presented in walk-in condition whilst retaining character and charm throughout. Three spacious reception rooms, stylish dining kitchen, four double bedrooms and two bath/shower rooms. Gravel driveway providing off road parking with attractive gardens to the front and South facing to the rear, including block paved patio area and external swimming pool. Detached garage.





A fine example of a detached family home, arranged over two floors and consisting of a reception hall with cloaks/WC and staircase to the first floor, lounge with bay window to the front and double doors leading to the garden, dining room and separate sitting room again with gardens access. The attractive breakfast kitchen has an extensive range of cabinetry, integrated appliances and double doors leading to the garden. The first floor offers four double bedrooms, the master with en-suite shower room and a separate family bathroom. The landscaped gardens extend to the front and rear, being mainly laid to lawn with mature hedging and flowerbeds, with the addition of an external swimming pool whilst at the front there is a gravel driveway providing ample space for off road parking.

DIRECTIONS

From our Hale office travel along Westgate, at the top turning right onto Broomfield Lane and right again onto Hale Road. Continue through the traffic lights towards Hale Barns Centre and passing St Ambrose College on the right hand side. Take the next turning on the right hand side travelling 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 and the property will be seen a short way along on the left hand side in numerical order.

LOCATION

Hale Barns Village, with the recently redeveloped square, is within close proximity of the property, with excellent amenities, shops and public house. Close to Hale Barns is Hale Village with Hale railway station offering 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, 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

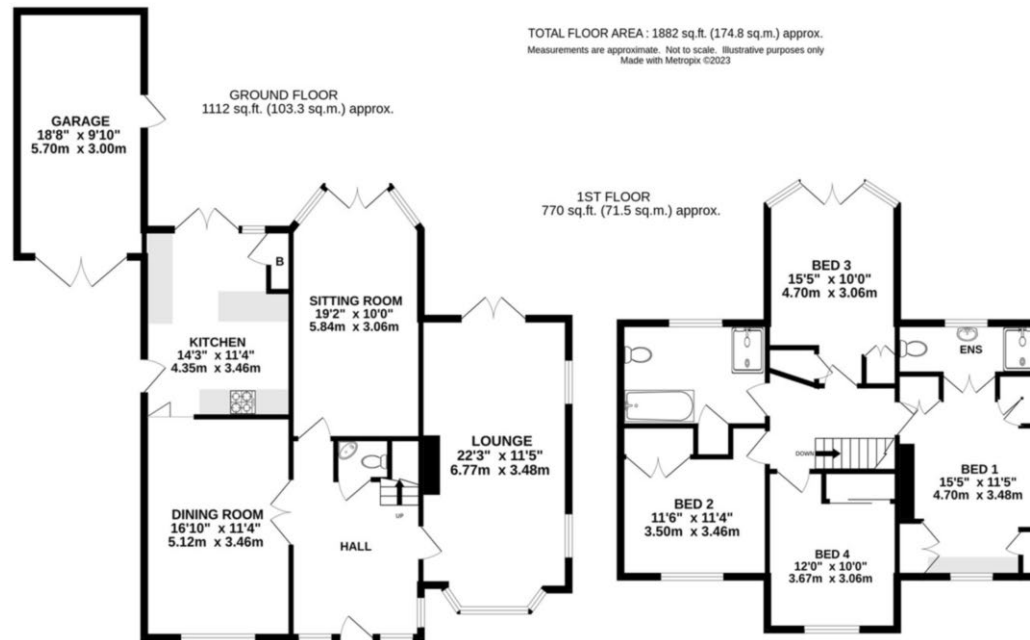
WA15 0AB

TENURE

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

LOCAL AUTHORITY

Trafford Borough Council. Tax band G. Amount payable for 2023/2024 is £3127.92.



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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