



**GASCOIGNE
HALMAN**

MULBERRY HOUSE, 8A HILL TOP, HALE

THE AREAS LEADING ESTATE AGENT



MULBERRY HOUSE, 8A HILL TOP, HALE

£4 Million

An imposing, detached family residence which is located on one of the areas most prestigious roads in Hale. Well appointed throughout to a very good standard with spacious rooms including four main reception rooms, six double bedrooms and four bath/shower rooms. Extensive mature gardens offering excellent privacy and extending to just under half an acre, with secure gated driveway providing ample off road parking for several vehicles and access to the triple underground garage.





An imposing, detached family residence

Located on one of the areas most prestigious roads

Well appointed throughout

Four main reception rooms

Six double bedrooms

Four bath/shower rooms

Extensive mature gardens extending to approx. 0.5 of an acre

Secure gated driveway providing ample off road parking

Underground triple garage

MULBERRY HOUSE | 8A HILL TOP, HALE

Mulberry House is bespoke, detached family residence, constructed in the late 1980's, offering expansive accommodation which is arranged over three floors and extending to approximately 7,000 sq.ft. The accommodation comprises of an entrance hall, magnificent welcoming reception hall with a central staircase splitting to a large galleried landing, reception rooms including an attractive drawing room, separate dining room, family room, beautifully refitted breakfast kitchen with Poggenpohl units, adjacent to which is a family/television room, laundry room and utility with additional downstairs WC and an ancillary staircase to the first floor landing. At first floor level is a master bedroom suite incorporating a large double bedroom, fitted dressing room and re-fitted modern bathroom. There are four further double bedrooms, two with en-suite facilities and a separate family bathroom. At second floor level leading from a further landing is a large sixth bedroom which is currently in use as a playroom/games room. Externally there are mature manicured gardens with ample off road parking for numerous vehicles and an underground triple garage, behind a secure gated entrance.

DIRECTIONS

From our Hale Office travel along Westgate, at the top turn right on to Broomfield Lane and right again on to Hale Road. Continue along Hale Road, passing the cemetery on the right hand side and at the traffic lights continue straight over in the direction of Hale Barns. Hilltop is the first turning on



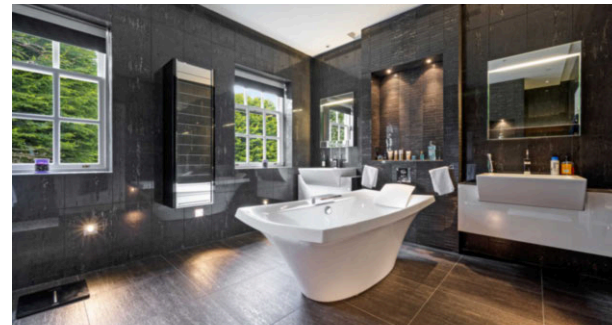




the right hand side and the property can be seen a short way along on the right hand side.

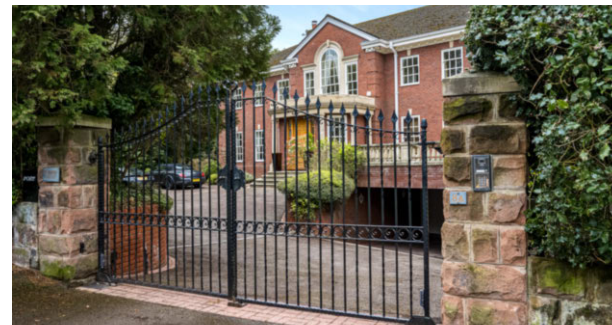
LOCATION

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 0NH



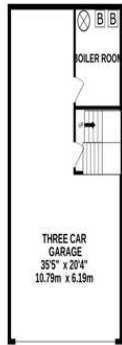
LOCAL AUTHORITY

Trafford Borough Council. Tax band H. Amount payable for 2021/2022 is £3440.16

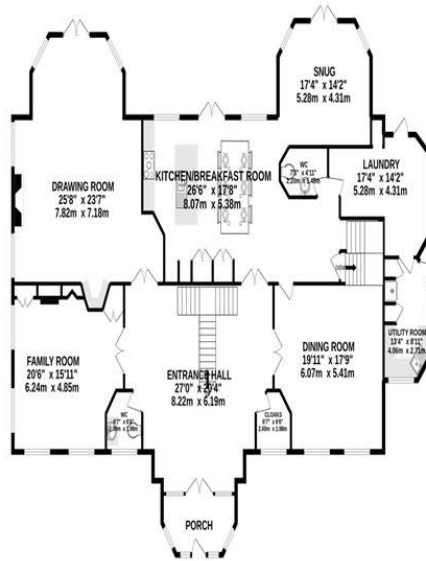
TENURE

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

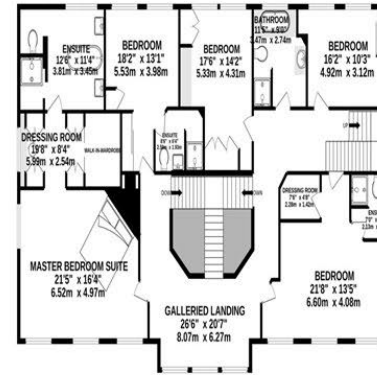
BASEMENT LEVEL
699 sq.ft. (64.5 sq.m.) approx.



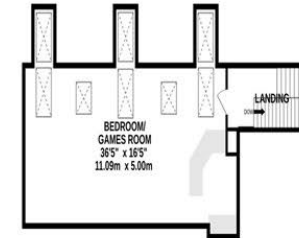
GROUND FLOOR
2999 sq.ft. (274.9 sq.m.) approx.



1ST FLOOR
2228 sq.ft. (207.7 sq.m.) approx.



2ND FLOOR
894 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 6788 sq.ft. (630.6 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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