



**GASCOIGNE
HALMAN**

43 ALBERT ROAD, HALE

THE AREAS LEADING ESTATE AGENT



43 ALBERT ROAD, HALE

£1.2 Million

An impressive period, semi-detached property in the heart of Hale Village close to excellent amenities, schools and transport links. Arranged over four floors and extending to approximately 2500 sq ft of spacious living accommodation. the property is fully updated whilst retaining its original charm and character and is presented to an unrivalled standard throughout. NO ONWARD CHAIN.





A stylish, period, semi-detached property

Located in the heart of Hale Village

Arranged over four floors

Approximately 2500 sq ft of accommodation

Updated whilst retaining its original charm and character

Five double bedrooms

Private, Westerly facing walled garden to the rear

No Onward Chain

43 ALBERT ROAD | HALE

This stunning family home features a combination of traditional period features, including high ceilings, moulded cornicing and ceiling roses, stained glass windows and upgraded sash windows, whilst adding contemporary fittings creating a stylish and spacious property, full of charm and character. The ground floor rooms are very spacious and include two main reception rooms plus a substantial breakfast kitchen, incorporating an extensive range of cabinetry and integrated appliances whilst giving direct garden access. To the lower ground floor there is a generous sitting room/media room and useful utility room as well as understairs storage. The first floor has three double bedrooms and a family bathroom whilst to the second floor there are an additional two double bedrooms served by a contemporary shower room with white suite and chrome fittings. The property is well set back and is approached via a gravel driveway providing ample off road parking, ideal for the village location. To the rear of this beautiful property is a very private, Westerly facing walled garden which is mainly laid to lawn with stone steps onto a paved patio. We invite you to contact the Hale Office to arrange a private viewing.

DIRECTIONS

From our Hale office proceed towards the level crossing turning right onto Victoria Road, taking the second turning on the right onto Broomfield Lane. Once on Broomfield Lane turn left almost immediately onto Albert Road and follow the road round to the left where the property can be found a short distance along on the left hand side clearly marked by a Gascoigne Halman for sale board.







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

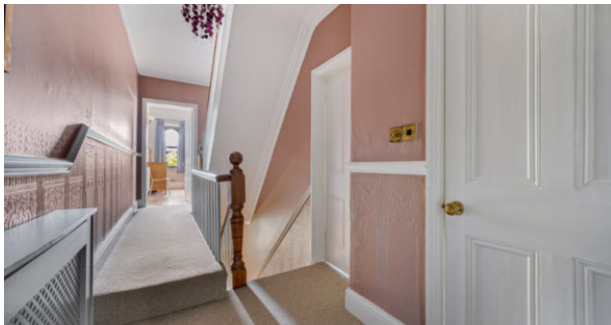
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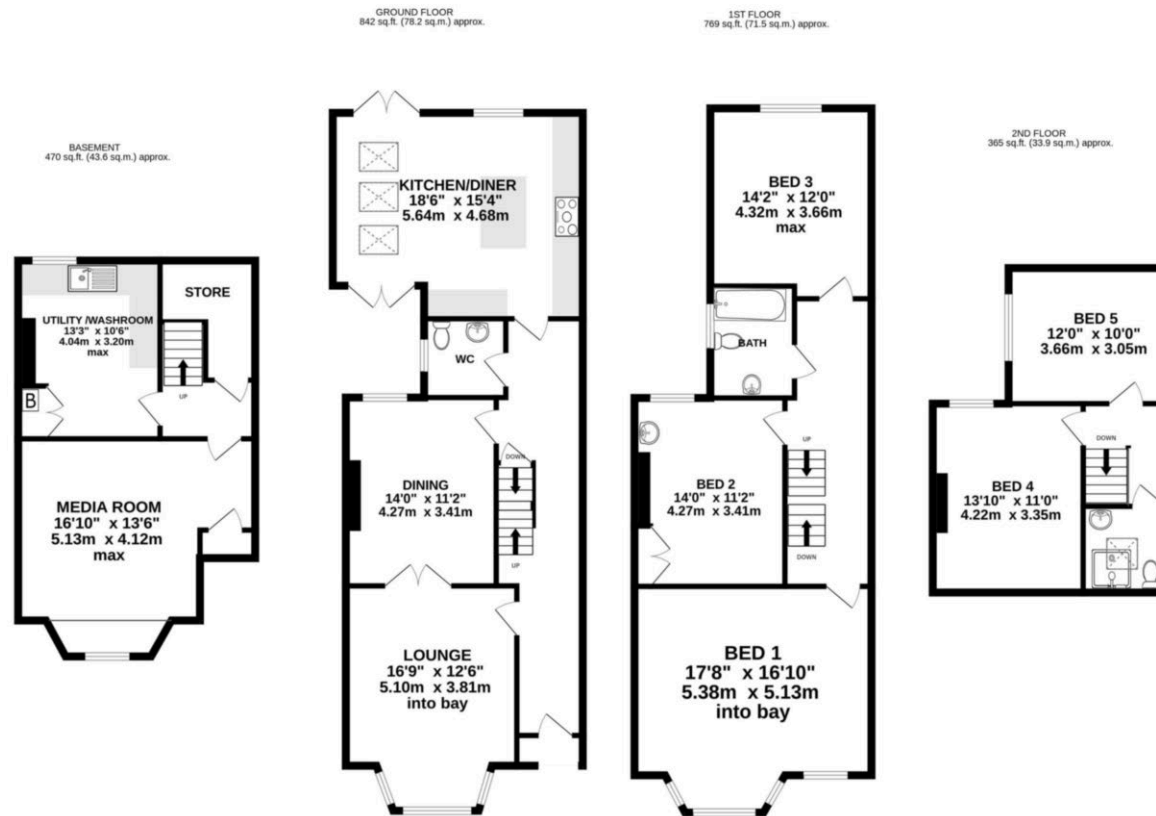
TENURE

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

LOCAL AUTHORITY

Trafford Borough Council. Tax band F. Amount payable for 2023/2024 is £2710.85





TOTAL FLOOR AREA : 2446 sq.ft. (227.3 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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