



GASCOIGNE HALMAN

54 HAWTHORN ROAD, HALE

THE AREAS LEADING ESTATE AGENT



54 HAWTHORN ROAD, HALE

£575,950

A stylish, mid-terraced, period property in the heart of Hale, close to extensive amenities and excellent schools. Arranged over three floors with two reception rooms, two double bedrooms, contemporary family bathroom and additional loft room. Beautifully landscaped garden to the rear with lawned area, mature shrubbery and stone, paved patio.





Situated in an idyllic location, close to both Hale Village and Altrincham Town Centre, this period mid-terraced property has been modernised and tastefully decorated throughout. The property benefits from accommodation arranged over three floors comprising of an entrance hall with staircase to the upper floors and understairs storage, a bright and spacious lounge with brick built, feature fireplace and bay window to the front opening to a dining room to the rear and a fully fitted kitchen with an extensive range of cabinetry and integrated appliances. To the first floor there are two generous, double bedrooms and a family bathroom with white a four piece white suite and chrome fittings. To the second floor there is a large loft room with rooflight window, accessed via a pull down ladder. Externally the property benefits from a private enclosed rear garden, which is mainly laid to lawn with mature foliage and a stoned, paved patio area.

DIRECTIONS

From the Hale Office travel along Ashley Road in the direction of Altrincham, turning right onto Victoria Road, just before the railway line. Continue straight on at the mini roundabout, passing the shops on the right hand side and then turning right onto Broomfield Lane. Take the second turning on the left hand side onto Broom Road. Travel to the end of Broom Road where it meets Hale Road, crossing over Hale Road onto Hawthorn Road. The property can be found on the right hand side just before the junction with Cedar 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

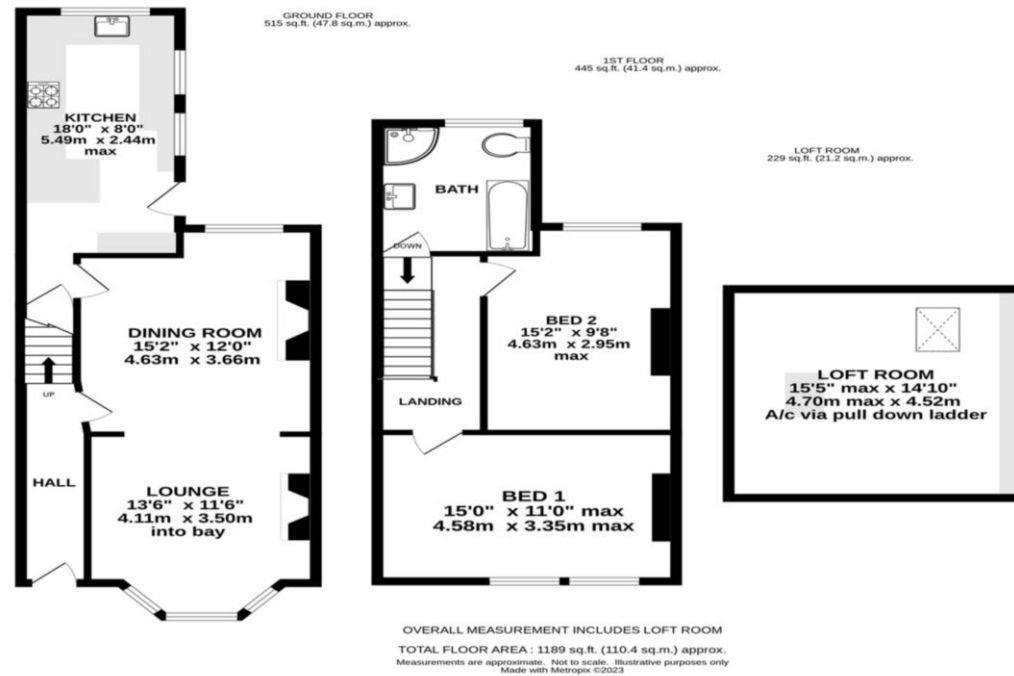
WA15 9RG

TENURE

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

LOCAL AUTHORITY

Trafford Borough Council. Tax band D. Amount payable for 2023/2024 is £1876.76.



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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