



**GASCOIGNE
HALMAN**

13 HAZELWOOD ROAD, HALE

THE AREAS LEADING ESTATE AGENT



13 HAZELWOOD ROAD, HALE

£1.25 Million

Located in the centre of Hale Village is this impressive, period semi-detached property, originally dating back to 1906. The property has two generous reception rooms, fully fitted breakfast kitchen, four bedrooms and a large family bathroom. Externally there is a block paved driveway providing off road parking and leading to the attached garage, with lawned garden and mature shrubbery to the rear.





A very attractive Edwardian semi-detached, family home, located close to excellent primary and secondary schools, extensive transport links and local amenities. The property is in a central village location being approached via a block paved driveway, providing ample off road parking and leading to the attached garage with twin timber doors. Once inside the property there is an enclosed porch, wide hallway, befitting of the Edwardian era with staircase to the first floor and understairs storage. There are two large reception rooms with high ceilings and tall windows making the property very light and airy. Towards the rear of the property there is a fully fitted kitchen with a comprehensive range of units, integrated appliances and useful utility room adjacent. The kitchen also gives access to the lower ground floor which has a large chamber, with full head height, ideal for further refurbishment, subject to the necessary consents. To the first floor there are four generous bedrooms, three being doubles and a family bathroom. Externally the property benefits from a beautifully maintained, lawned garden to the rear with mature shrubbery and foliage.

DIRECTIONS

From our Hale office travel along Westgate taking the first turning on the left hand side on to Hazelwood Road. The property can be found almost immediately 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

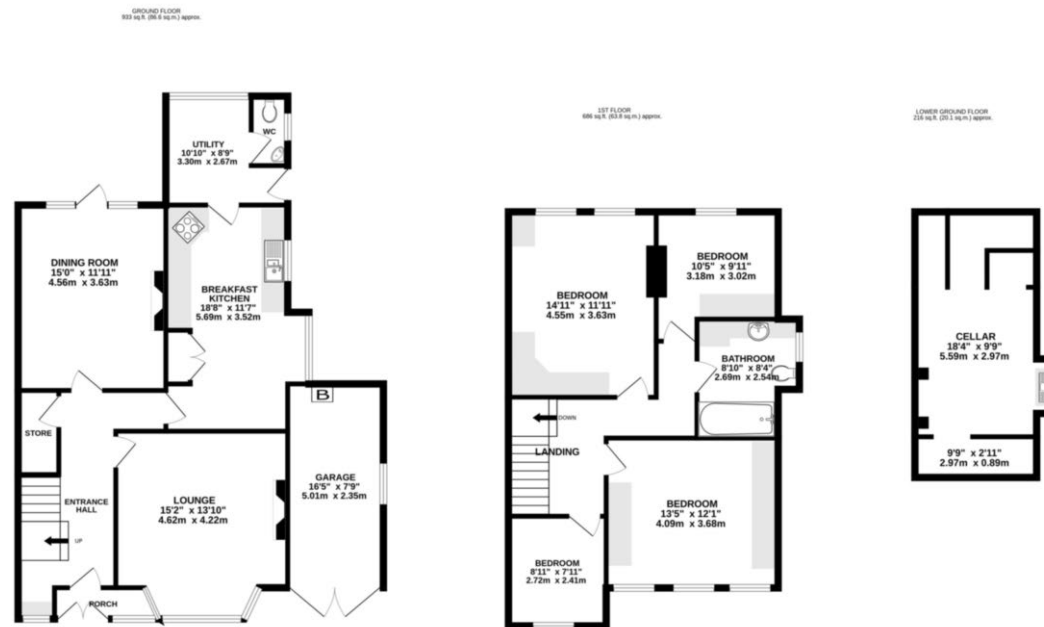
WA15 9AX

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: 1835 sq. ft. (170.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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