



**GASCOIGNE
HALMAN**

17 LYNDHURST DRIVE, HALE

THE AREAS LEADING ESTATE AGENT



17 LYNDHURST DRIVE, HALE

£1.25m

A stunning individual and architecturally, designed detached residence located at the head of a quiet cul-de-sac. Presented to an exacting standard throughout, with two reception rooms, kitchen/dining room, five bedrooms and three bath/shower rooms. Secure gated entrance, driveway providing off road parking, detached gymnasium and landscaped rear gardens. NO ONWARD CHAIN.





Located in a quiet cul-de-sac close to excellent schools and motorway links, this stunning detached residence has been updated throughout and is presented to the highest of standards. Approached by a secure gated entrance opening to beautifully landscaped gardens extending to approximately 0.25 of an acre with detached outbuilding, currently utilised as a gymnasium. The property is arranged over three floors and extends to approximately 3000 sq.ft. Inside there is a hallway with cloaks/WC leading to a lounge with full height windows and glazed doors overlooking the garden. There is a large sitting room, again with direct gardens access and a stylish fully fitted gloss kitchen with a range of cabinetry and integrated appliances and utility room adjacent. The lower ground floor is currently utilised as a bedroom with shower room, further bedroom/games room and study with fitted furniture. The first floor has three double bedrooms, one with en-suite and a contemporary family bathroom.

DIRECTIONS

From our Hale Office travel up Westgate, at the top turning right onto Broomfield Lane and right again onto Hale Road. Travel along Hale Road to the traffic lights with Park Road/Delahays Road turning left onto Delahays Road. Proceed along Delahays Road taking the first turning on the left into Lyndhurst Drive. Follow Lyndhurst Drive to the head of the cul-de-sac where the property can be found on the left 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, House of Fraser, 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 8EA

LOCAL AUTHORITY

Trafford Borough Council. Tax band G. Amount payable for 2020/2021 is £2738.37.

TENURE

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



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