



**GASCOIGNE
HALMAN**

2 SANDILEIGH DRIVE, HALE, WA15 8AS

THE AREAS LEADING ESTATE AGENT



2 SANDILEIGH DRIVE, HALE, WA15 8AS

£575,000

A beautifully maintained, extended and updated, semi-detached property with block paved driveway providing ample off road parking and leading to an external, garden store. Internally there is a generous open plan lounge and dining room, stylish breakfast kitchen and study with ground floor WC. Three double bedrooms and a family bathroom to the first floor. The rear garden is Westerly facing, mainly being laid to lawn with paved patio area. Garage.





This desirable semi-detached property has been extensively, extended and improved to a high standard throughout. A double storey extension to the rear creates a property of generous proportions with open plan, through lounge dining and room with feature fireplace and glazed, double doors to the rear garden. There is a fully fitted kitchen with white gloss units, integrated appliances and breakfast bar area. Adjacent to the kitchen is a useful study, ideal for working from home and a ground floor WC. There are three larger than average, double bedrooms and a contemporary family bathroom to the first floor. Externally to the front of the property there is a block paved driveway providing ample off-road parking, garage, low level walling and mature flowerbed. To the rear, there is a Westerly facing rear garden, mainly laid to lawn with established foliage and a paved patio area accessed from the dining room. The property is ideally situated, with properties of a similar style forming a desirable residential location within easy reach of Hale village and Altrincham town centre. The property provides easy access to the local transport networks and is in the catchment area for excellent Trafford schools.

DIRECTIONS

From our Hale office travel along Westgate, at the top turning right onto Broomfield Lane. At the junction with Hale Road proceed straight across onto Queens Road. At the cross roads turn right onto Stamford Park Road and continue until reaching the junction with Moss Lane. Turn right onto Moss Lane and Sandleigh Drive is the second turning on the right hand side and the property will be seen in numerical order.

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 8AS

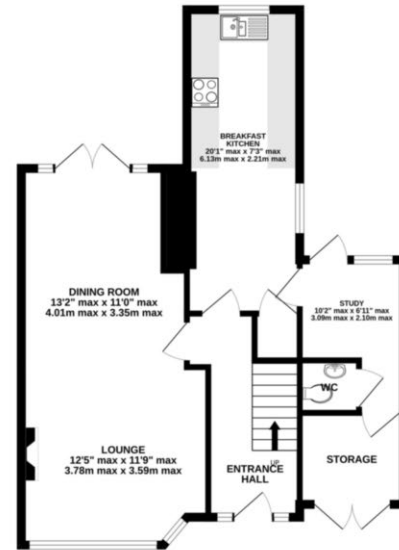
TENURE

Freehold

LOCAL AUTHORITY

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

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1130 sq.ft. (105.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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