



**GASCOIGNE  
HALMAN**

9 WOBURN DRIVE, HALE, WA15 8LZ

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THE AREAS LEADING ESTATE AGENT



## 9 WOBURN DRIVE, HALE, WA15 8LZ

**£625,000**

A well-presented, semi detached family home on a highly regarded road within the catchment area for excellent local schools including Wellgreen Primary School. Two separate reception rooms, extended open plan family kitchen, three double bedrooms and a bathroom with separate WC. Off road parking to the front and beautifully maintained, lawned South facing garden to the rear garden.





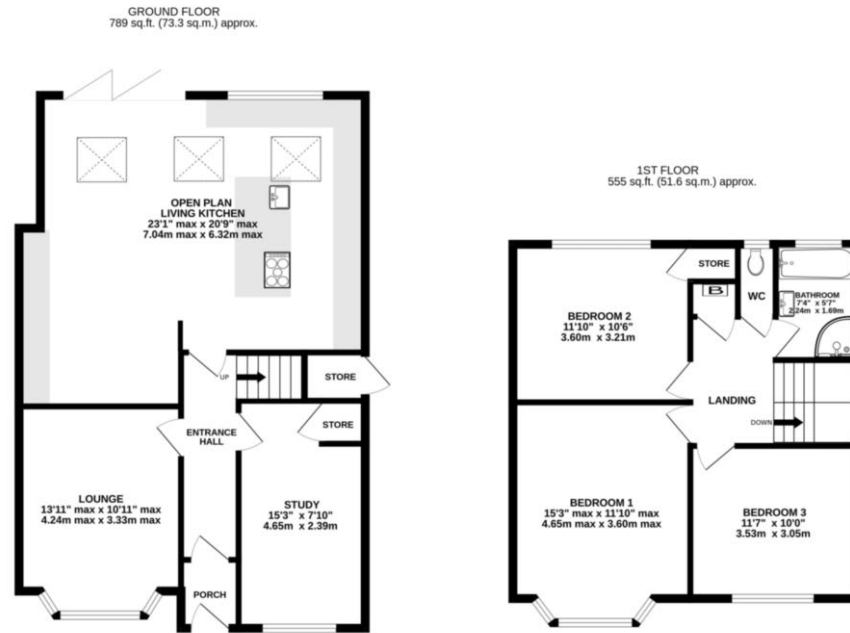
This attractive, semi detached family home is set back from the road, with a driveway providing ample off road parking. The property offers extended accommodation, arranged over two floors, including an entrance hall with stairs to the first floor, lounge with a bay window to the front, separate study and an extended open plan family kitchen to the rear with an extensive range of cabinetry and island. To the first floor there are three double bedrooms served by a modern bathroom with separate WC. There is a beautifully landscaped garden to the rear mainly laid to lawn with a spacious patio making use of the Southerly aspect. An internal inspection of the property is highly recommended.

### **DIRECTIONS**

From our Hale office travel up Westgate, at the top turning right onto Broomfield Lane and right again onto Hale Road. Continue along Hale Road to the traffic lights with Park Road turning left into Delahays Road. Travel to the next set of lights and turn right into Grove Lane and right onto Fountain Avenue. Travel to the end of the road turning right on to Woburn Drive where the property will be found 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.



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.

## HALE OFFICE

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