



**GASCOIGNE
HALMAN**

21 ALBERT ROAD, HALE, WA15 9AH

THE AREAS LEADING ESTATE AGENT

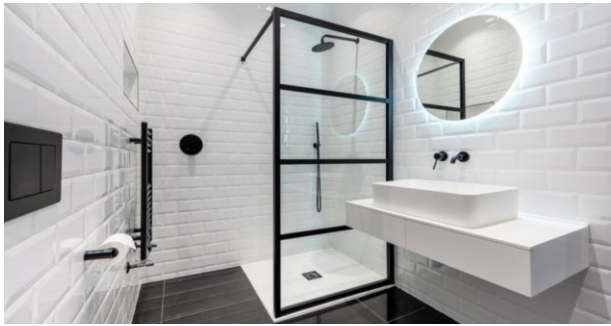


21 ALBERT ROAD, HALE, WA15 9AH

£1,000,000

Located in the centre of Hale Village is this stylish, fully refurbished family home, arranged over four floors with open plan kitchen/dining family room to the rear, four generous bedrooms and two contemporary bath/shower rooms. Private off road parking to the front with EV charging point and enclosed lawned rear garden with outbuilding, currently utilised as a gym.





A fine example of a Victorian, end-terraced property in a centrally positioned location on the edge of Hale Village which has undergone a full refurbishment recently, being presented to a very high standard throughout. The approach to the property is via a private driveway providing ample off road parking, a very beneficial aspect of this property, within this location. Once inside the accommodation, it becomes evident the property is of good proportions and the layout will suit a wide variety of buyers, comprising of a lounge with bay window to the front and stunning open plan kitchen/dining/family room with bi-folding doors to the rear garden. The lower ground floor has a cellar room which is currently utilised as a cinema room and cloaks/WC. Over the upper two floors there are four generous bedrooms, one with ensuite shower room and a contemporary family bathroom. Externally there is a driveway providing off road parking and an EV charging point whilst to the rear is an enclosed private garden with paved areas and artificial lawn, for low maintenance which compliments the property perfectly.

DIRECTIONS

From our Hale office proceed towards the level crossing turning right onto Victoria Road, taking the second turning on the right onto Broomfield Lane. Once on Broomfield Lane turn left almost immediately onto Albert Road and follow the road round to the left where the property can be found almost immediately 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 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

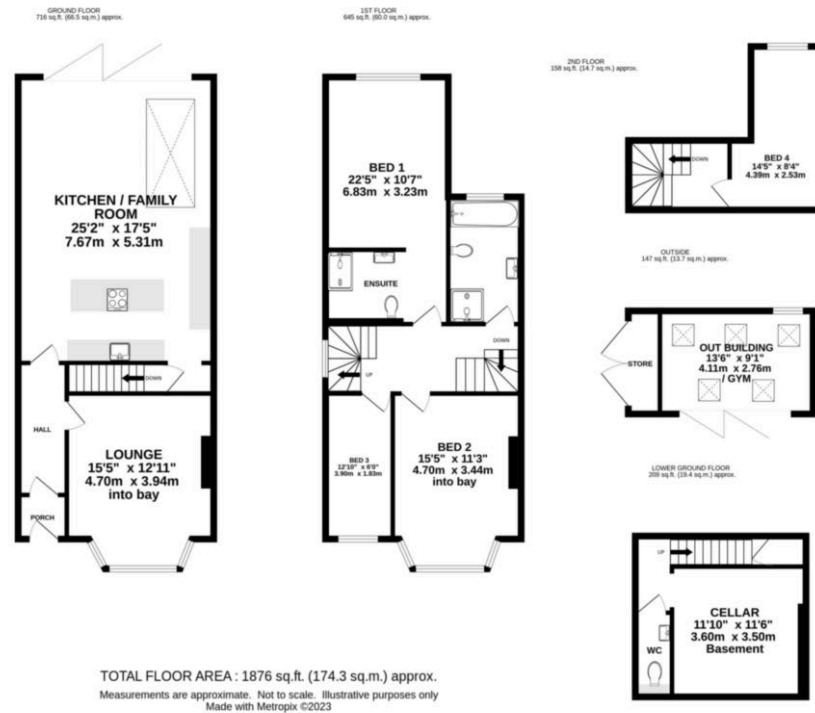
WA15 9AH

TENURE

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

LOCAL AUTHORITY

Trafford Borough Council. Tax band E. Amount payable for 2023/2024 is £2293.79



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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