



**GASCOIGNE
HALMAN**

30A ARTHOG ROAD, HALE

THE AREAS LEADING ESTATE AGENT



30A ARTHOG ROAD, HALE

£1,600,000

A beautifully presented, generous, detached family home providing an excellent level of living accommodation including three main reception rooms, stylish, recently installed, kitchen/family room, five generous bedrooms and four bath/shower rooms. Located close to Hale Village on a sought after road, surrounded by individually designed properties of a similar calibre. Secure gated entrance, driveway for off road parking and landscaped garden to the rear.





This spacious modern detached family home is presented to a high standard throughout whilst being positioned close to Hale Village and its excellent range of amenities, primary and secondary schools and motorway networks. The accommodation is arranged over two floors with enclosed porch, large entrance hall with stairs to the first floor, ground floor cloaks/WC, formal lounge to the rear with glazed double doors leading to the dining room and a playroom (formerly part of the double garage). A recently installed, high gloss kitchen with a range of cabinetry and central island, integrated appliances and useful utility room adjacent complete the ground floor accommodation. To the first floor the master bedroom suite has a dressing room and en-suite shower room, two further bedrooms also have en-suite bath/shower rooms with two additional bedrooms and a family bathroom. Externally the property is approach by electric gates leading onto a block paved driveway providing ample off road parking and leading to an integral garage. Landscaped private gardens to the rear with paved sitting area.

DIRECTIONS

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 and 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.

LOCATION

From our Hale office travel along Ashley Road in the direction of Ashley. Upon reaching the Wolf Grange apartments on your right hand side, turn left into Park Road. Pass the Park Road shops on your right hand side and continue onto Arthog Road. The property will be found in a short distance on the right hand side.

POSTCODE

WA15 0LY

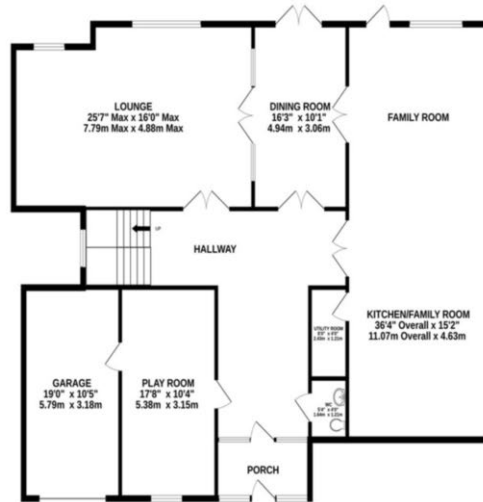
TENURE

Freehold

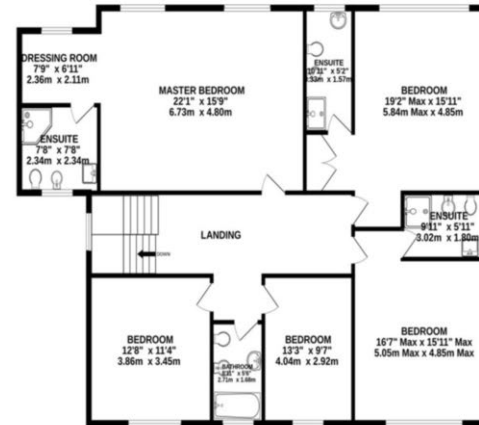
LOCAL AUTHORITY

Trafford Borough Council. Tax band H. Amount payable for 2023/2024 is £3753.52

GROUND FLOOR
1928 sq.ft. (179.1 sq.m.) approx.



1ST FLOOR
1686 sq.ft. (156.6 sq.m.) approx.



TOTAL FLOOR AREA : 3614 sq.ft. (335.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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HALE OFFICE

0161 929 8118

hale@gascoignehalman.co.uk

176 Ashley Road, Hale, WA15 9SF

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