



**GASCOIGNE
HALMAN**

9 CHAPEL LANE, HALE BARNES, WA15 0HN

THE AREAS LEADING ESTATE AGENT



9 CHAPEL LANE, HALE BARNES, WA15 0HN

£1,295,000

A stunning, fully re-modelled detached, property built by renowned Quinta Group offering design-led homes built with an ethos of providing innovative and stylish environments. This bespoke home combines contemporary style with character and elegance to provide a sanctuary of space, whilst being positioned close to excellent schools, motorway links and the desirable village of Hale Barnes, on one of the areas prestigious roads. NO ONWARD CHAIN.





Re-modelled by Quinta Group with 10 year structural warranty

Arranged over three floors

Extending to just under 2200 sq ft

Bespoke German kitchen with integrated Bosch appliances

Bora downdraft hob

Five generous bedrooms

Three bath/shower rooms (with underfloor heating)

Duravit and Hansgrohe fixtures and fittings

Porcelanosa tiles & carpeted throughout

Landscaped garden

Resin bonded driveway (specped to purchasers colour choice)

EV charging point and electric gates

Herringbone flooring & crittall style, internal door

9 CHAPEL LANE | HALE BARNES, WA15 0HN

Combining the best in design, space planning and build quality, this property offers the ultimate in stylish family living with five bedrooms and three bathrooms. Set in a beautifully landscaped plot with an electric slider gate and resin bonded driveway this stunning home features exceptional quality throughout whilst being ideally located in the catchment area for excellent primary and secondary schools.

Upon entering the property everything has been thoughtfully encapsulated into the design which is immediately apparent from the outset. The welcoming hallway with Karndean flooring and staircase to the upper floors has a spacious cloak/WC and crittall doors (soon to be installed), opening to the kitchen. The large open plan living kitchen diner is the hub of the house with three sets of full height sliding doors to the rear garden and a continuation of the Karndean flooring. The bespoke German kitchen features high end Bosch appliances, downdraft hob and silestone worksurfaces, together with a dining area, family room and utility room adjacent. Towards the front of the property is a generous lounge with bay window and separate study/play room.

Ascending upstairs the master bedroom suite, with vaulted ceiling, has its own dressing room and sumptuous en-suite bathroom. There are two further double bedrooms, of equal size and contemporary family bathroom to the first floor. The second floor features two further bedrooms and a shower room which could be utilised as an additional suite incorporating a double bedroom, dressing room and shower room.

Stepping outside the garden has been landscaped to create an easy to maintain recreational space with extensive tiled patio area, with large format porcelain tiles and raised lawned garden. Set back from the road behind an electric vehicle gate, the property offers street presence through its contemporary design and style. A fine property built in a highly desirable location by local bespoke developers.





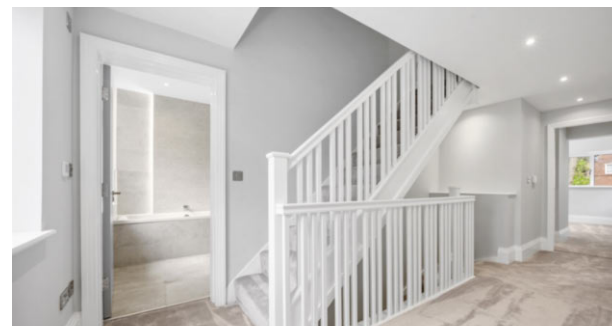
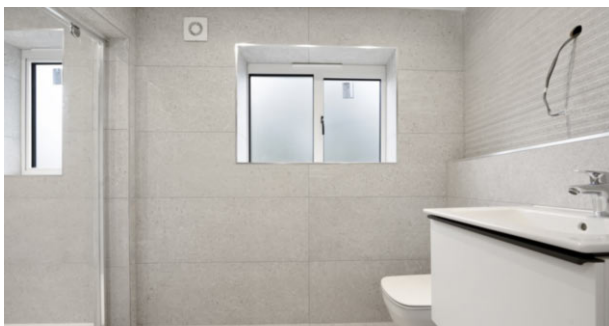


DIRECTIONS

From our Hale office travel along Westgate, at the top turning right onto Broomfield Lane and right again onto Hale Road. Continue along passing the cemetery on the right hand side and at the traffic lights with Park Road/Delahays Road proceed straight across heading towards Hale Barns. Just after St Ambrose College on the right hand side, turn right at the war memorial onto Wicker Lane passing The Bulls Head Public House on the left hand side. At the mini roundabout turn left onto Chapel Lane and the property will be found on the left hand side directly opposite Carrwood.

LOCATION

Hale Barns Village, with the redeveloped square, is within close proximity of the property, with excellent amenities, shops and public house. Close to Hale Barns is Hale Village with Hale railway station offering 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 0HN

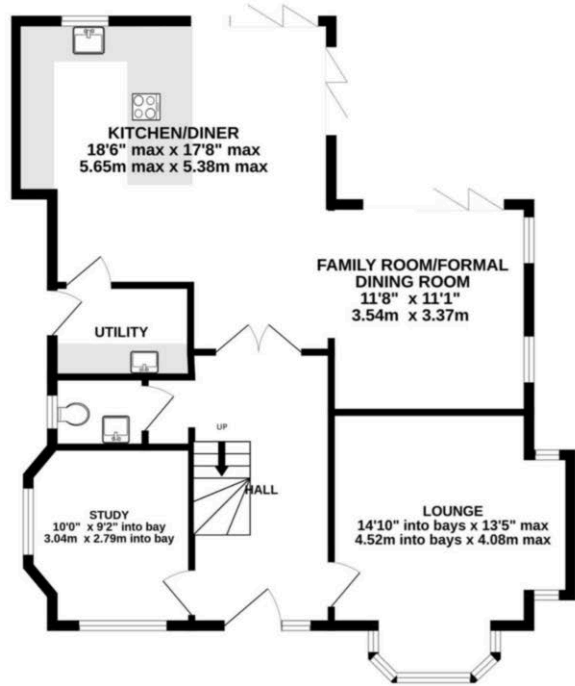
TENURE

Freehold

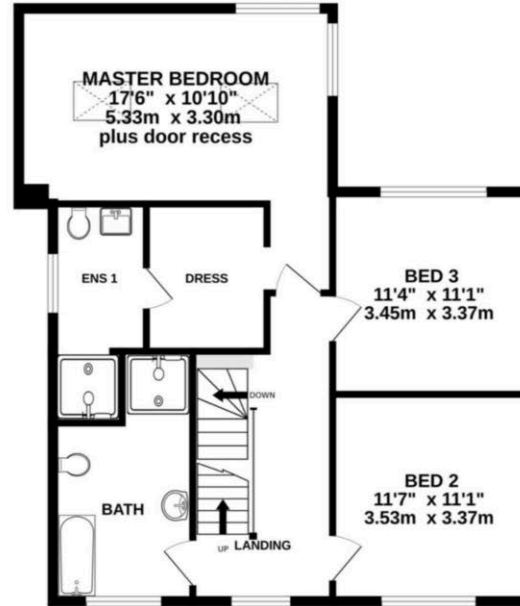
LOCAL AUTHORITY

Trafford Borough Council. Tax band to be confirmed.

GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR
410 sq.ft. (75.3 sq.m.) approx.



2ND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 2145 sq.ft. (199.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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