



**GASCOIGNE
HALMAN**

BANKHALL LANE, HALE, WA15 0LW

THE AREAS LEADING ESTATE AGENT



BANKHALL LANE, HALE, WA15 0LW

£3,000,000

An exclusive detached property which is one of just three executive homes built by PH Properties. Positioned behind a secure gated entrance leading to an integral double garage and lawned garden with extensive patio area. Arranged over two floors with three main reception rooms, a stylish kitchen/breakfast room, study, five complete bedroom suites to the first floor. NO ONWARD CHAIN.





Stunning family home in an exclusive development of 3 homes

Originally built by highly regarded PH Properties Ltd

Over two floors with three generous reception rooms & study

Stylish kitchen/breakfast room with bespoke cabinetry

Integrated Miele appliances

Five bedroom suites, all with en-suite bath/shower rooms

Secure gated entrance, private driveway & double garage

Manicured lawn and extensive paved patio

NO ONWARD CHAIN



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This superb, detached family home occupies a manicured plot with secure gated entrance, manicured lawned gardens and paved patio area in addition to off road parking and integral double garage, making this a very desirable property.

Once inside this stunning property, the quality is evident and includes a complete interior design package by Janine Stone Interiors. (furnishing and furniture available by separate negotiation) The property comprises of a reception hallway with cloaks/WC and bespoke staircase to the first floor, daily life will centre around the spectacular open plan living/dining room/kitchen with two sets of bi-folding doors giving direct garden access and a fully fitted, bespoke kitchen with a range of integrated Miele appliances, walk-in pantry and utility room. There is a study which could also be utilised as a playroom and there are two further reception rooms ideal for a variety of uses which are currently furnished as a sumptuous drawing room with feature fireplace and formal sitting room.

The first floor comprises five luxurious bedroom suites, all with en-suite bath/shower rooms and three having fully fitted dressing rooms. Externally the double garage has remotely operated, twin up and over garage doors with additional off-road parking. The property benefits from underfloor heating throughout and also has the residual of a 10 year new build warranty.

The current owner has made significant improvements including garden landscaping, upgrading of security and automated and replacement curtains.





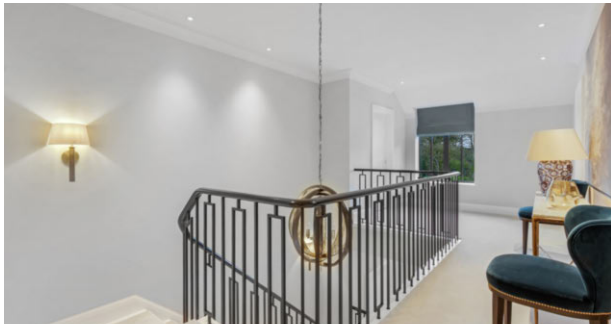


DIRECTIONS

From our Hale Office travel along Ashley Road in the direction of Ashley, passing Park Road on the left hand side. Travel over the railway bridge and take the next turning on the left hand side onto Bankhall Lane. Travel along Bankhall Lane passing Belgravia Gardens on the right hand side and Wyngate Road on the left hand side. The property can be found a short distance along on the right 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. 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.



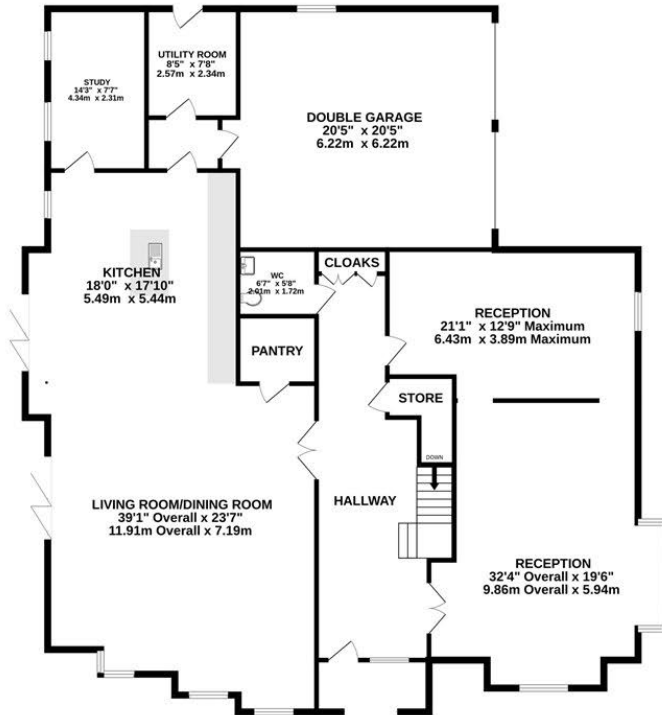
LOCAL AUTHORITY

Trafford Borough Council. Tax band H. Amount payable for 2024/2025 is £3941.76.

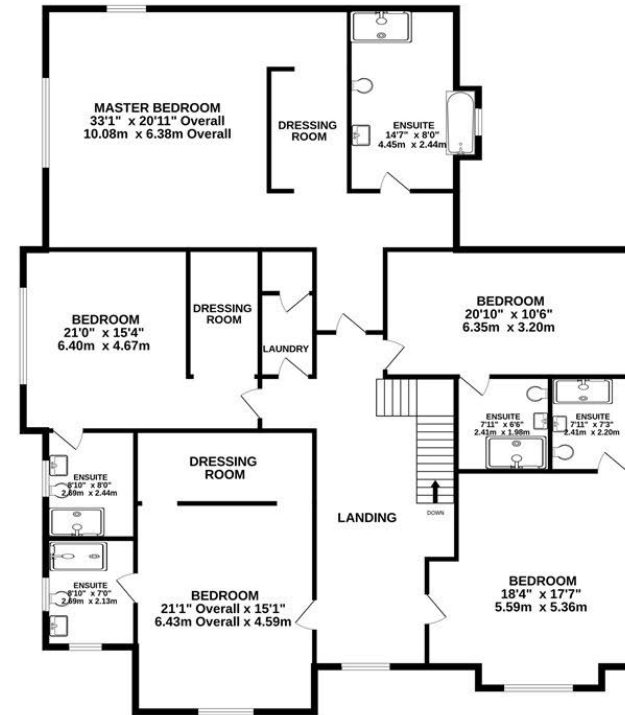
TENURE

Freehold

GROUND FLOOR
2653 sq.ft. (246.4 sq.m.) approx.



1ST FLOOR
2560 sq.ft. (237.8 sq.m.) approx.



TOTAL FLOOR AREA: 5212 sq.ft. (484.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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