



**GASCOIGNE
HALMAN**

CLAY LANE, HALE, WA15 8PJ

THE AREAS LEADING ESTATE AGENT



CLAY LANE, HALE, WA15 8PJ

£595,000

An attractive, traditional, semi-detached property in a sought after location close to excellent schools and amenities with uninterrupted views over open fields. Arranged over two floors with open plan lounge/dining room, conservatory, four bedrooms and a large, four piece family bathroom. Attached garage and driveway providing ample off road parking, whilst to the rear is a private lawned garden with paved patio area.





This attractive semi-detached family home has been extended to the rear by way of a conservatory, to create a well-appointed property, sure to have wide appeal. Set back from the road, with stone paved driveway providing off road parking and giving access to the attached garage, the property offers accommodation, arranged over two floors, including an enclosed porch opening into a hallway with a ground floor, cloaks/WC and stairs leading to the first floor. There is an open plan lounge/dining room running the length of the property with conservatory to the rear and a fully fitted kitchen, with a range of cabinetry and views over the rear garden. To the first floor there are four generous bedrooms served by a well-appointed family bathroom. Externally there is a well-tended, manicured garden to the rear with paved patio area. 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 through the traffic lights at Delahays Road and continue towards Hale Barns. Pass St Ambrose College on your right hand side, turning next left into Shay Lane. Travel along Shay Lane turning left on to Ash Lane. Travel the full length of Ash Lane to where it becomes Clay Lane and the property can be found on the left hand side before reaching Canterbury Road.

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.

POSTCODE

WA15 8PJ

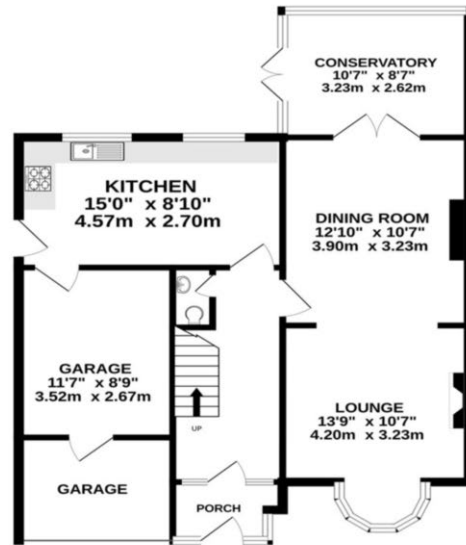
TENURE

Freehold

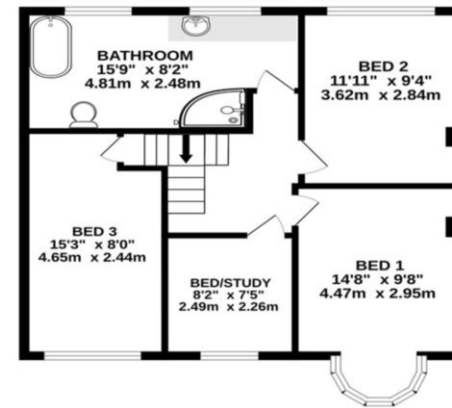
LOCAL AUTHORITY

Trafford Borough Council. Tax band E. Amount payable for 2024/2025 is £2408.84.

GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1353 sq.ft. (125.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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