



**GASCOIGNE
HALMAN**

HALE CARR, 10 DELAHAYS DRIVE, HALE, WA15 8DP

THE AREAS LEADING ESTATE AGENT



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£550,000

An immaculately presented, purpose built, first floor apartment with private entrance and garage, located in a desirable residential location in Hale. The property comprises of a generous landing with private balcony, two separate reception rooms, two double bedrooms both with en-suite bath/shower rooms. Off road parking, single garage and attractive, beautifully maintained communal gardens. NO ONWARD CHAIN.





A stunning, purpose built apartment situated in a popular and sought after location in Hale, accessed via a private entrance with generous understairs storage to the ground floor. This stylish first floor apartment extends to approximately 1400 sq ft with galleried landing and private balcony overlooking the gardens to the front, spacious dual aspect lounge with double doors through to a separate dining room and modern fitted kitchen with a range of appliances. There are two double bedrooms, both having contemporary en-suite bath/shower rooms. Hale Carr stands in well-tended communal gardens which are mainly laid to lawn with mature shrubbery in a quiet residential location with the benefit of a single garage, ideal for storage.

DIRECTIONS

From our Hale office travel along Westgate, at the end of the road turning right into Broomfield Lane and right again onto Hale Road. Travel along Hale Road in the direction of Hale Barns, to the traffic lights with Park Road turning left on to Delahays Road and first right onto Delahays Drive. Hale Carr can be found a short distance along 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. 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

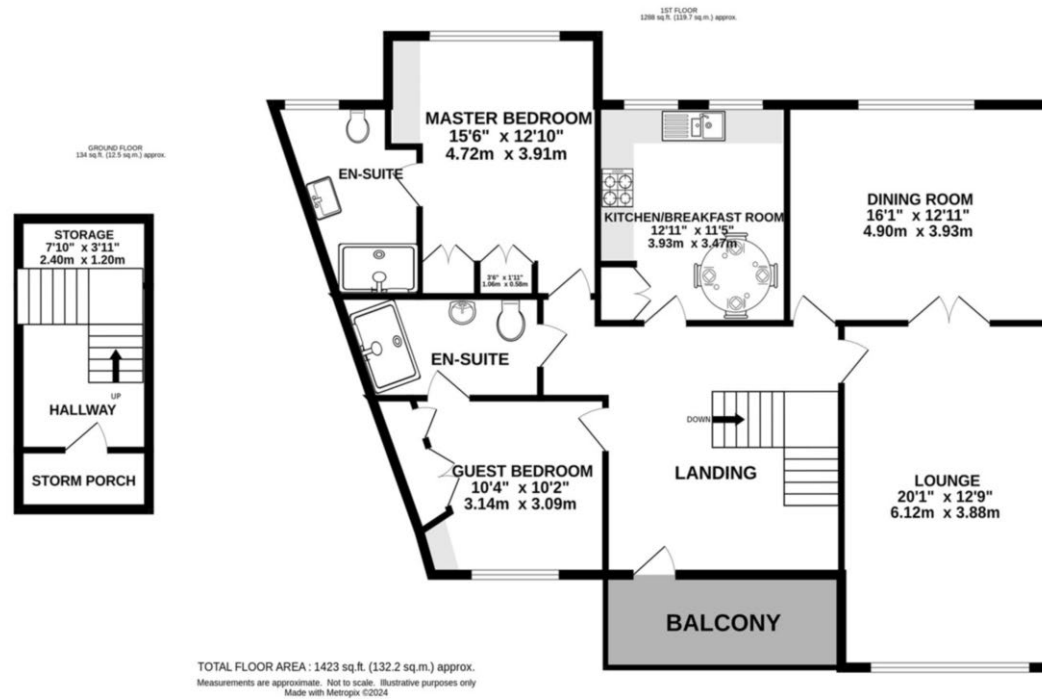
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TENURE

Leasehold with an original lease of 999 years commencing 21st January 1986 and a service charge payable of £215.00 pcm.

LOCAL AUTHORITY

Trafford Borough Council. Tax band F. Amount payable for 2024/2025 is £2846.82.



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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