



**GASCOIGNE
HALMAN**

35 DELAHAYS ROAD, HALE

THE AREAS LEADING ESTATE AGENT



35 DELAHAYS ROAD, HALE

£650,000

A traditional, semi-detached family which has been extended and updated to create a desirable family home. Three main reception rooms, three double bedrooms and a contemporary family bathroom. Block paved driveway providing ample off road parking and attached garage. westerly facing, landscaped garden to the rear.





A beautifully presented, semi-detached family home which has been the subject of complete modernisation throughout and sits in a convenient location for Hale Village and Altrincham Town Centre. The property is approached by block paved driveway, with mature beech hedging, providing ample off road parking and leading to the attached garage, with up and over garage door. Once inside there is a welcoming entrance hallway with stairs to the first floor and undertsairs cloaks/WC. To the front is a generous lounge, with stained glass and leaded bay window, leading through to a family room and stylish live-in kitchen/dining room to the rear with an extensive range of cabinetry, bi-folding doors leading to the garden, study/playroom and separate utility room. To the first floor there are three double bedrooms and a contemporary family bathroom with both a bath and shower. To the rear there is a manicured, lawned garden with decking, paved area and mature flower beds. Viewing of this property is highly recommended.

DIRECTIONS

From our Hale office, travel along Westgate and at the top, turn right onto Broomfield Lane and right again onto Hale Road. Continue along Hale Road and at the traffic lights with Park Road and Delahays Road, turn left onto Delahays Road. Proceed down the hill and before the traffic lights with Grove Lane the property will be seen on the left hand side in numerical order.

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, 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 8DT

LOCAL AUTHORITY

Trafford Borough Council. Tax band D. Amount payable for 2023/2024 is £1876.76.

TENURE

We believe the property to be Leasehold with an original lease of 999 years from 15 July 1932. Subject to solicitors verification.



TOTAL FLOOR AREA: 1614 sq.ft. (150.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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