



**GASCOIGNE
HALMAN**

LILAC COTTAGE, CLAY LANE, HALE, WA15 7TR

THE AREAS LEADING ESTATE AGENT



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£490,000

An attractive, period cottage presented to a high standard throughout. The property has been the subject of numerous home improvements whilst retaining the original character and charm. Two main reception rooms, attractive breakfast kitchen, utility room. Two bedrooms and two bath/shower rooms. Gardens to the rear and views over open countryside.





This beautifully presented end-terraced cottage is arranged over two floors with uninterrupted views to the front and rear. The ground floor has a spacious hallway with cloaks cupboard and ground floor bathroom. A dual aspect lounge is positioned towards the front of the property with an L shaped kitchen dining room, with extensive cabinetry and appliances, running the length of the property. A useful utility room completes the ground floor accommodation. To the first floor there are two double bedrooms and a contemporary shower room. Externally the property has a block paved driveway to the front for multiple vehicles and a low maintenance, lawned garden to the rear with paved patio area.

DIRECTIONS

From our Hale office, travel along Ashley Road in the direction of Ashley, turning left into Harrop Road. Continue along Harrop Road, where the road becomes Planetree Road, travelling to the give way junction. Turn left onto Park Road, at the traffic lights continue straight on, onto Delahays Road. At the bottom of the hill turn right onto Grove Lane and left into Clay Lane. The cottage can be found a short distance along on the left hand side.

LOCATION

The nearby town centre in Altrincham provides for all comprehensive shopping needs including a large number of multiple retail outlets, whilst one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away. For the commuter the property is well set within easy reach of the North West Motorway Network and Manchester International Airport at Ringway. The Metrolink also offers quick and regular transport into the Manchester City Centre and Altrincham. Trafford is well known for its excellent educational facilities and there are several good schools situated close by to suit children of most ages.

POSTCODE

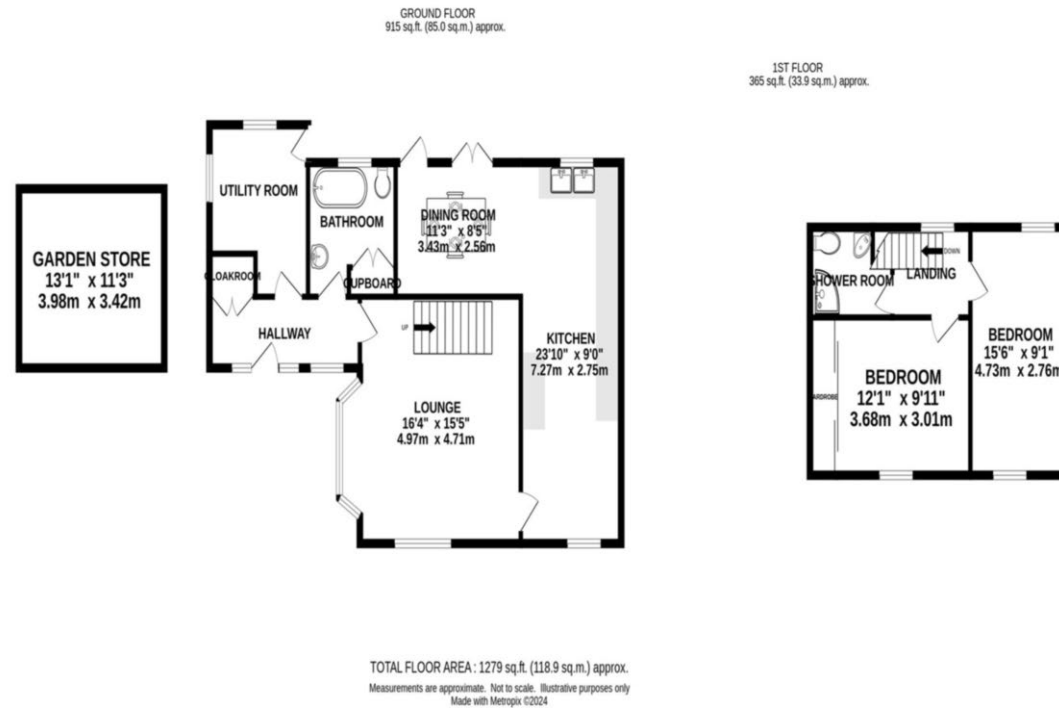
WA15 7TR

TENURE

Freehold

LOCAL AUTHORITY

Trafford Borough Council. Tax band C. Amount payable for 2024/2025 is £1751.87



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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