



**GASCOIGNE
HALMAN**

32 TITHEBARN ROAD, HALE BARNES, WA15 0HW

THE AREAS LEADING ESTATE AGENT



32 TITHEBARN ROAD, HALE BARNES, WA15 0HW

£695,000

A beautifully presented, extended and updated, semi-detached family home in a desirable part of Hale Barnes. The property is close to motorway links and excellent primary and secondary schools. Comprising of a lounge, dining kitchen, four generous bedrooms and two bath/shower rooms. Gravel driveway providing off road parking and manicured garden to the rear with paved patio.





This four bedroom semi-detached, family home has been much improved by the current owner a small extension to the side, creating a fabulous property ready to move into. There is a spacious hallway with staircase to the upper floors and ground floor WC. An open plan kitchen/dining room has an extensive range of cabinetry and double doors directly to the garden with utility room adjacent. At the rear is a separate lounge, again with direct garden access.

To the first floor, the master bedroom has a walk through dressing room/wardrobe which leads to the stylish en-suite bathroom. There are two further double bedrooms and a contemporary family bathroom to the first floor. The second floor the fourth bedroom has generous eaves storage and rooflights. Outside, to the front of the property, there is a driveway providing ample off road parking with low level walling and wrought iron railings. There is a landscaped, garden to the rear being mainly laid to lawn with paved patio area.

DIRECTIONS

From our Hale office travel along Westgate, at the top turning right onto Broomfield Lane and right again onto Hale Road. Continue along passing the cemetery on the right hand side and at the traffic lights with Park Road/Delahays Road proceed straight across heading towards Hale Barns. Just after St Ambrose College on the right hand side, turn right at the war memorial onto Wicker Lane passing The Bulls Head Public House on the left hand side. At the mini roundabout turn left onto Chapel Lane, travelling to the junction. At the junction turn left on to Tithebarn Road and the property will be found immediately 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

WA15 0HW

TENURE

Freehold

LOCAL AUTHORITY

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



TOTAL FLOOR AREA: 1657 sq.ft. (153.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024

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.

HALE OFFICE

0161 929 8118

hale@gascoignehalman.co.uk

176 Ashley Road, Hale, WA15 9SF

**GASCOIGNE
HALMAN**