



**GASCOIGNE  
HALMAN**

18 WEYGATES DRIVE, HALE BARNES, WA15 0BW

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THE AREAS LEADING ESTATE AGENT





## 18 WEYGATES DRIVE, HALE BARN, WA15 0BW

**£800,000**

A detached family home on a generous, landscaped plot of circa 0.25 of an acre. The property is arranged over two floors with two generous reception rooms, three bedrooms and a family bathroom. The property would benefit from some upgrading throughout, subject to the necessary planning consents. Externally the property has a driveway providing ample off road parking, attached garage and manicured, lawned gardens to the front and rear. NO ONWARD CHAIN.







This detached family home is positioned in a desirable part of Hale Barns and is sure to have wide appeal. The property sits in a lot of approximately a quarter of an acre, which means it could be extended, subject to the necessary planning consents, without compromising the beautiful landscaped plot. Set back from the road, with driveway providing ample off road parking and giving access to the attached garage, there is a low maintenance garden to the front. The property offers spacious accommodation, arranged over two floors, including an entrance hall with cloaks/WC and staircase to the upper floor. There is a generous, dual aspect lounge with access to the rear garden, separate dining room to the front and kitchen area at the rear. A rear hallway gives access to the attached garage. To the first floor there are three double bedrooms and a family bathroom. A true selling feature of the property is the immaculate, South facing garden measuring 0.234 of an acre, with extensive lawned area and mature shrubbery and foliage. An internal inspection of the property is highly recommended.

#### **DIRECTIONS**

From our Hale office travel up Westgate, turning right onto Broomfield Lane and right again onto Hale Road. Travel along Hale Road through the traffic lights at Delahays Road heading towards Hale Barns. Just after St. Ambrose College on the right hand side, turn right at the war memorial into Wicker Lane and at the mini roundabout turn left into Chapel Lane. Turn right at junction, with the continuation of Chapel Lane and follow the road around the bend. Weygates Drive is the second turning on the right hand side and the property can be seen in numerical order a short distance along.

#### **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 0BW

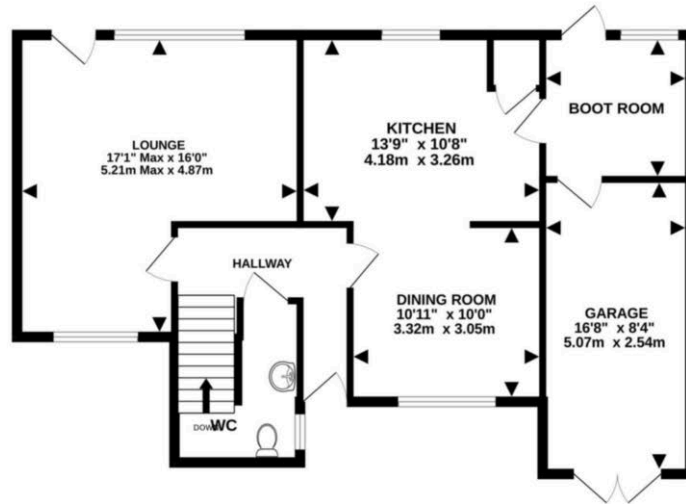
#### **TENURE**

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

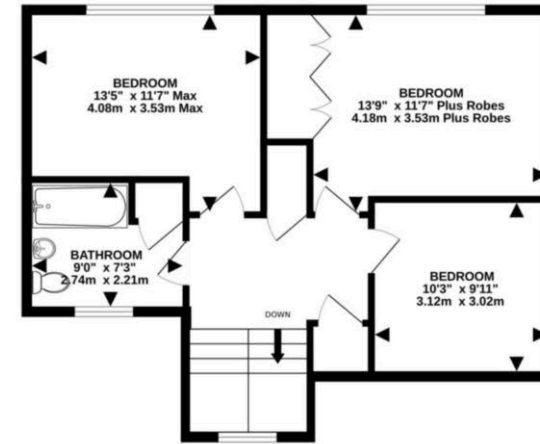
#### **LOCAL AUTHORITY**

Trafford borough Council. Tax band G. Amount payable for 2024/2025 is £3284.78.

GROUND FLOOR  
810 sq.ft. (75.2 sq.m.) approx.



FIRST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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](mailto:hale@gascoignehalman.co.uk)

176 Ashley Road, Hale, WA15 9SF

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