



**GASCOIGNE
HALMAN**

TZIGANE, 12 CASTLEWAY, HALE BARNES, WA15 0AD

THE AREAS LEADING ESTATE AGENT



TZIGANE, 12 CASTLEWAY, HALE BARNs, WA15 0AD

£1,075,000

An attractive, detached family home, extending to approximately 2500 sq ft and arranged over two floors. Positioned in a quiet cul-de-sac location in Hale Barns, the property has three main reception rooms, five bedrooms and two bath/shower rooms. Externally there is a stone driveway providing ample off road parking, giving access to two attached garages, whilst to the rear is a private lawned garden with paved patio area.





Upon entering Tzigane there is an enclosed porch, hallway with staircase to the upper floor and ground floor cloaks/WC.

To the front of the property is a generous lounge with wall mounted feature fireplace and double doors to the study and conservatory. A formal dining room is positioned at the front of the property with bay window, whilst towards the rear is a stylish kitchen/breakfast room with a comprehensive range of cabinetry and useful utility room adjacent. There is a dual aspect sitting room overlooking the rear garden which could be utilised in a number of ways such as a playroom/snug. To the first floor there are five bedrooms, the spacious master bedroom benefits from a range of fitted wardrobes, private en-suite bathroom and overlooks both the front and rear garden. The additional four bedrooms are also double rooms served by a family bathroom and separate WC. A store room with rooflight completes the first floor accommodation. Externally the property is approached via a driveway leading to two garages and a manicured, front garden. The rear garden compliments the property being mainly laid to lawn with mature shrubbery and flowerbeds. The patio is particularly private, making it ideal for the Summer months.

DIRECTIONS

From our Hale office, travel along Westgate, at the end of the road turn right onto Broomfield Lane and right again onto Hale Road. Continue along Hale Road and proceed through the traffic lights at the junction with Park Road towards Hale Barns. Pass St. Ambrose College on the right hand side and at the war memorial, turn right onto Wicker Lane. Upon reaching the the mini roundabout, turn left onto Chapel Lane, to the junction, turning right onto the continuation of Chapel Lane and Castleway is the first turning on the left hand side. The property will be seen in numerical order towards the end of the cul-de-sac on the right 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 0AD

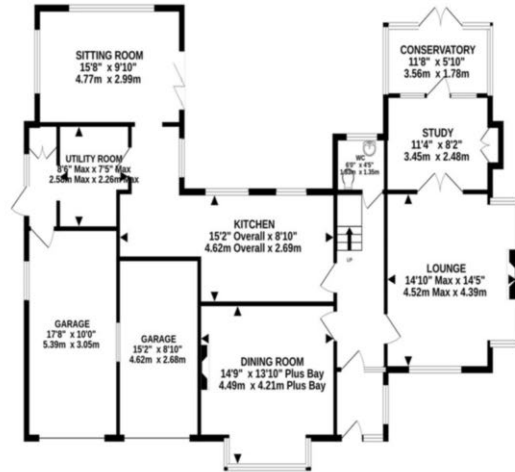
TENURE

Freehold

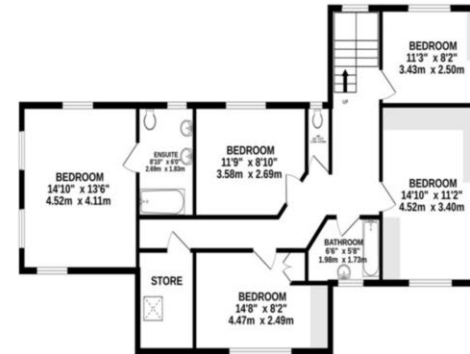
LOCAL AUTHORITY

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

GROUND FLOOR
1468 sq.ft. (136.4 sq.m.) approx.



1ST FLOOR
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 2467 sq.ft. (229.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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