



**GASCOIGNE  
HALMAN**

118A HALE ROAD, HALE, WA15 9HJ

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THE AREAS LEADING ESTATE AGENT



## 118A HALE ROAD, HALE, WA15 9HJ

**£665,000**

An attractive, modern end-terraced, town house ideally located on the edge of Hale Village, close to excellent schools and local amenities. Two main reception rooms, four bedrooms and two bath/shower rooms. Enclosed low maintenance, South facing garden to the rear, driveway to the front and an integral garage.





A bespoke, four storey residence located in a convenient location close to Altrincham Town Centre and Hale Village. Constructed in 1993, to sit seamlessly within the surrounding properties, this stylish home extends to approximately 1500 sq ft of accommodation. The property is accessed via a paved footpath with additional paved driveway leading to the integral, basement garage. Once inside the property the hallway has spacious storage, a staircase to the upper floors and leads to a ground floor cloaks/CW. Towards the rear of the property, overlooking the rear garden is a bright, lounge of generous proportions, with a vaulted ceiling and bay window and door giving direct garden access. A fully fitted kitchen/dining room with extensive cabinetry and integrated appliances, is located off a half landing, before reaching the first floor, which in turn provides three bedrooms, the master with en-suite shower room and a separate family bathroom. To the second floor is a further double bedroom with rooflight and ample eaves storage. At the rear of the property there is a low maintenance, South facing garden with a good size, paved, patio area, mature shrubbery and foliage and includes a decked seating area with timber pergola.

#### 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.

#### DIRECTIONS

From our Hale office travel along Westgate, turning right onto Broomfield Lane and then left at the junction with Hale Road. Proceed along Hale Road, passing Claremont Grove and Oak road on the right hand side. The property can be found on the left hand side opposite Peel Road, clearly marker by a Gascoigne Halman for sale board.

#### POSTCODE

WA15 9HJ

#### TENURE

Freehold

#### LOCAL AUTHORITY

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



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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**HALE OFFICE**

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