



**GASCOIGNE
HALMAN**

78 HIGH ELM ROAD, HALE BARNES, WA15 0HX

THE AREAS LEADING ESTATE AGENT



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Offers in Excess of £1,500,000

An individually designed, detached, family home which has been fully refurbished throughout, offering a property ready to move into. Extending to approximately 4400 sq ft and being arranged over three floors the property has a secure gated entrance, block paved driveway and integral double garage. To the rear is a landscaped garden complete with large lawned areas, paved terrace and mature shrubbery and foliage.





This substantial detached family home occupies a generous and extremely private, landscaped plot of around 0.3 of an acre with South facing lawned gardens to the rear. The house offers spacious accommodation extending to approximately 4375 sq ft and would be ideal for those buyers with an extended or growing families. To the ground floor there is a large reception hall with staircase to the upper floors, cloaks/WC and four multi use reception rooms. Towards the rear is an open plan kitchen/breakfast room with an extensive range of cabinetry, integrated appliances, direct garden access and a useful utility room adjacent. The first floor has four double bedrooms, all with contemporary en-suite bath/shower rooms, with the master also having a large dressing room (which could also be utilised as a fifth bedroom). The second floor has two further double bedrooms and a shower room, with generous eaves storage. Externally there is a secure gated entrance with a block paved driveway providing ample off-road parking and leading to the integral double garage. The South facing garden has a paved patio area running the width of the property with a large lawned garden beyond and a variety of specimen trees and foliage.

DIRECTIONS

From our Hale Office travel along Westgate, at the end of the road turning right on to Broomfield Lane and right again on to Hale Road. Follow Hale Road passing through the traffic lights at the junction with Delahays Road, passing St Ambrose College on the right hand side and through Hale Barns Village before taking the last turning on the right hand side into High Elm Road where the property will be found on the left hand side, in numerical order.

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 0HX

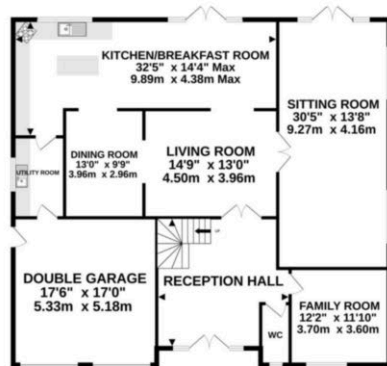
TENURE

Freehold

LOCAL AUTHORITY

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

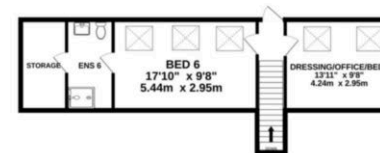
GROUND FLOOR
1934 sq.ft. (179.7 sq.m.) approx.



1ST FLOOR
1931 sq.ft. (179.4 sq.m.) approx.



2ND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 4405sq.ft. (409.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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