



**GASCOIGNE
HALMAN**

PROSPECT DRIVE, HALE BARNES

THE AREAS LEADING ESTATE AGENT

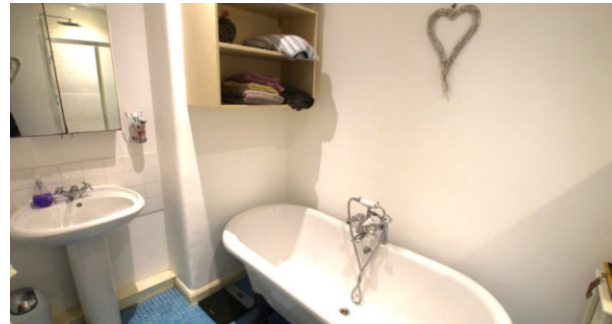


PROSPECT DRIVE, HALE BARNS

£625,000

A generous, bay fronted semi-detached, family home sitting at the head of a quiet cul-de-sac in Hale Barns. Close to excellent primary schools and secondary schools, extensive motorway links and public transport networks. The property has been extended and updated, offering for sale a very desirable home.





This ideal family home has been remodelled and updated, including a substantial single storey extension to the side and a two storey extension to the rear, offering over 1500 sq ft of accommodation. Once inside the property the hallway leads to a ground floor cloaks/WC and a family room to the front of the property with bay window and built in cabinetry. Towards the rear of the property is a large lounge with feature fireplace and double doors giving direct garden access and an open plan kitchen/dining room/sitting room with an extensive range of shaker style cabinetry and granite worksurfaces, integrated oven and gas hob, part vaulted ceilings and direct garden access. To the first floor there are three generous sized double bedrooms and a further single bedroom. The master bedroom with en-suite bath/shower room and a separate family bathroom. Externally the property is approached via a paved driveway offering off road parking to the front whilst to the rear is a Westerly facing garden, which is mainly laid to lawn with paved patio area and mature shrubbery, ideal for the Summer months.

DIRECTIONS

From our Hale office, travel along Westgate at the end of the road, turning right onto Broomfield Lane and right again onto Hale Road. Continue along Hale Road passing through the traffic lights with Park Road and Delahays Road, continuing in the direction of Hale Barns. Pass Elmridge Drive and The Drive on the right hand side and Prospect Drive is the next turning on the right hand side. The property can be found towards the head of the cul-de-sac.

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 8TQ

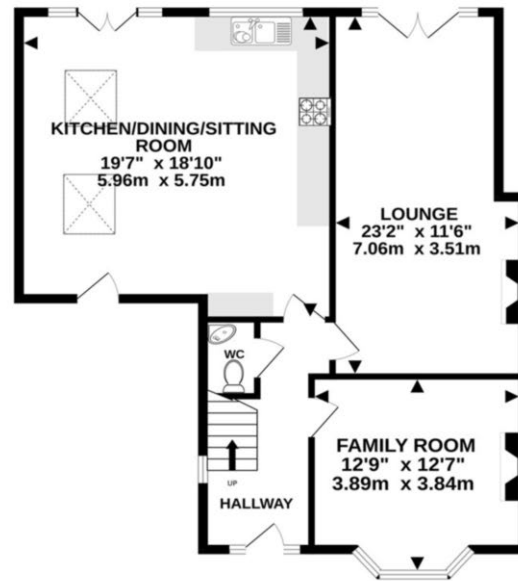
LOCAL AUTHORITY

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

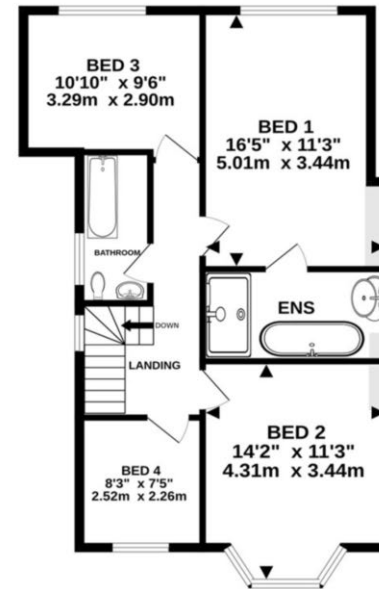
TENURE

Leasehold with an original lease of 999 years dating from October 1950. There is a ground rent payable of £6.00 per annum.

GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1571sq.ft. (146.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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