



**GASCOIGNE
HALMAN**

THE BUNGALOW, 4 THE AVENUE, HALE, WA15 0LX

THE AREAS LEADING ESTATE AGENT



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£495,000

A true, detached bungalow, sitting within gated communal grounds in a highly desirable location close to Hale Village. The property has an open plan lounge/dining kitchen, two double bedrooms and a bathroom. Externally the property sits behind a secure gated entrance with a single garage. NO ONWARD CHAIN.





Located on the edge of Hale village is this detached, true bungalow which is positioned behind a secure gated entrance leading to a single garage with up and over door. Once inside the property there is an enclosed porch with cloaks cupboard and a generous open plan lounge/dining room/kitchen with an extensive range of cabinetry and integrated appliances. An inner hallway leads through to two double bedrooms and a family bathroom with white suite and chrome fittings. The property is offered for sale with NO ONWARD CHAIN.

DIRECTIONS

From our Hale office travel along Ashley Road in the direction of Ashley, passing through the village until reaching the junction with Park Road. Turn left on to park Road, passing the row of shops of the right hand side and continue on to Arthog Road. Pass Wyngate Road on the right hand side and The Avenue is the next turning on the right hand side. The bungalow can be found almost immediately on the right hand side clearly marked by a Gascoigne Halman for sale board.

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 0LX

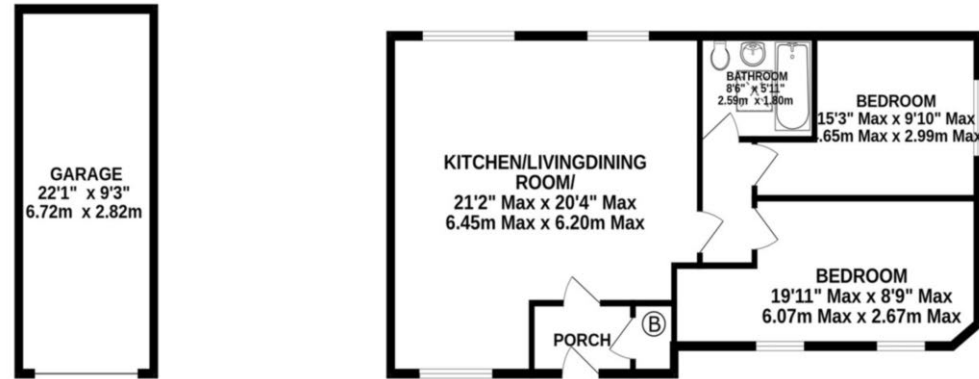
TENURE

Leasehold with an original 999 years lease commencing 1st January 2002. There is a service payable of £400.00 per calendar month.

LOCAL AUTHORITY

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

GROUND FLOOR
992 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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