



**GASCOIGNE
HALMAN**

39 DELAHAYS DRIVE, HALE, WA15 8DR

THE AREAS LEADING ESTATE AGENT



39 DELAHAYS DRIVE, HALE, WA15 8DR

£1,850,000

A spacious, detached family home, offering truly versatile living throughout. Large garden plot with private rear garden and ample, gated parking to the front. Located on a very desirable road in Hale.





Spacious detached family home on a large manicured plot

Secure gated driveway with ample off road parking

Three large reception rooms

Stylish kitchen with extensive cabinetry & appliances

Five double bedrooms

Four contemporary bath/shower rooms

Stunning large garden to the rear

Desirable residential location in Hale



39 DELAHAYS DRIVE | HALE, WA15 8DR

This substantial detached family home offers spacious and well-proportioned accommodation over two floors making it an excellent family home. The good-sized reception hallway leads to a downstairs WC and gives access to the spacious open plan living/dining room with a bar area making a superb entertaining room. The fitted kitchen with island opens to a utility room and family room. There is a separate study and converted garage, currently being used as a versatile bedroom/annexe.

On the first floor, there are five good size bedrooms, three ensembles and a family bathroom, perfect for the growing family. Moving outside the is located on one of the biggest plots on the road measuring 0.3 acre. To the front, there are electric gates giving access to a large expanse of driveway providing secure parking for several cars. To the rear there is a stunning garden with large lawn and a huge timber deck providing the ideal space for entertaining and of course the hot tub. The garden enjoys a good degree of privacy and is not overlooked and has a lovely back-drop of mature trees.

Delahays Drive is a well-regarded no-through-road forming a desirable residential location with similar large detached houses. Internal viewing of this versatile family home is especially recommended.

DIRECTIONS

From our Hale office travel along Westgate, at the end of the road turning right into Broomfield Lane and right again onto Hale Road. Travel along Hale Road in the direction of Hale Barns, to the traffic lights with Park Road turning left on to Delahays Road, taking the second turning on the right hand side and the property can be found a short way along on the left 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

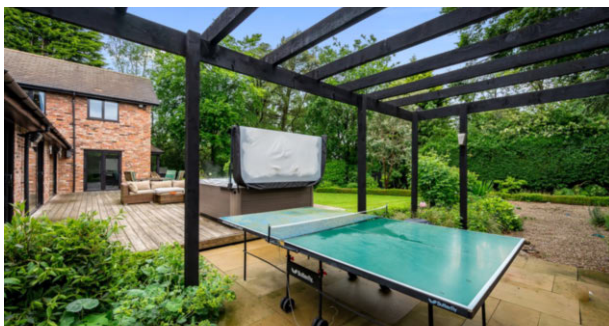
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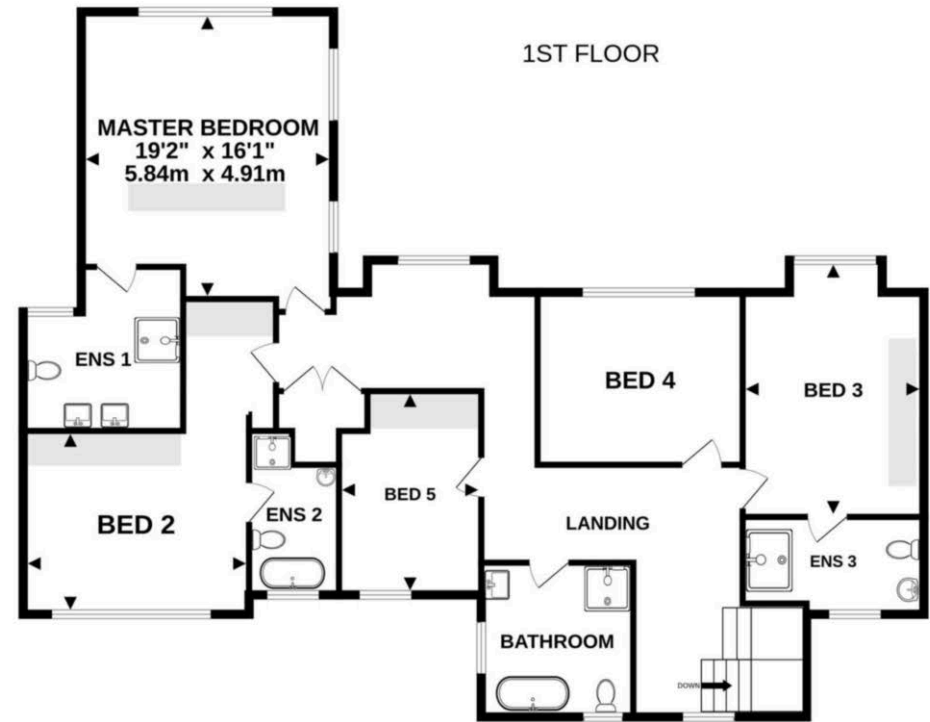
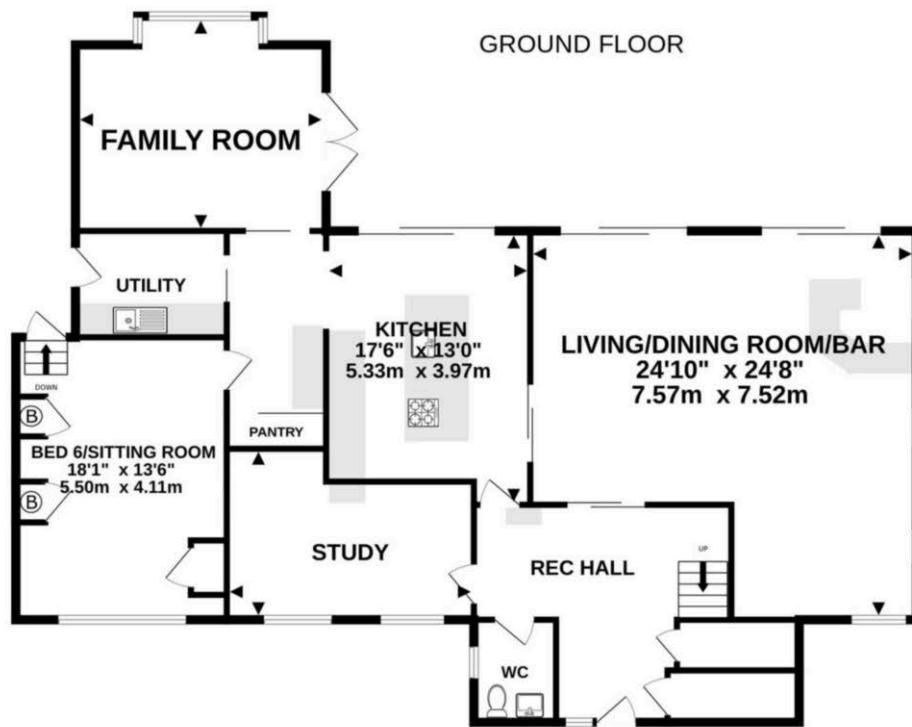
TENURE

Freehold

LOCAL AUTHORITY

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





Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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