



**GASCOIGNE
HALMAN**

LONGACRES ROAD, HALE BARNES, WA15 0RS

THE AREAS LEADING ESTATE AGENT

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£925,000

A modern, detached family home which has been extended to the rear and is located in a highly desirable residential location in Hale Barns, close to extensive motorway links and amenities. The property is arranged over three floors with three reception areas, fitted kitchen, four spacious bedrooms and three bath/shower rooms. Externally the property has a block paved driveway providing off road parking whilst to the rear is a manicured lawned garden, ideal for the Summer months. NO ONWARD CHAIN.





This attractive, detached property is set back from the road with a block paved driveway providing off road parking for numerous cars. Once inside there is an enclosed porch, welcoming hallway with cloaks/WC and stairs leading to the first floor. An open plan lounge/dining room leads to the kitchen/dining/living room, which has a comprehensive range of cabinetry, integrated appliances and direct garden access to the rear. To the first floor there are three double bedrooms, the master with en-suite shower room and a separate family bathroom with a fourth bedroom and additional shower room being on the second floor. Externally there are manicured gardens to both the front and rear, which are mainly laid to lawn with mature foliage and shrubbery. NO ONWARD CHAIN.

DIRECTIONS

From our Hale office travel up Westgate to 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 at Park Road and pass St. Ambrose college on your right hand side, taking the next turning on the right hand side, at the war memorial into Wicker Lane. Travel down Wicker Lane to the mini roundabout turning left onto Chapel Lane. Continue to the T junction going straight across onto High Elm Road. Take the first turning on the right hand side into Longsides Road and then first left into Longacres Road. The property can be found a short distance along 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

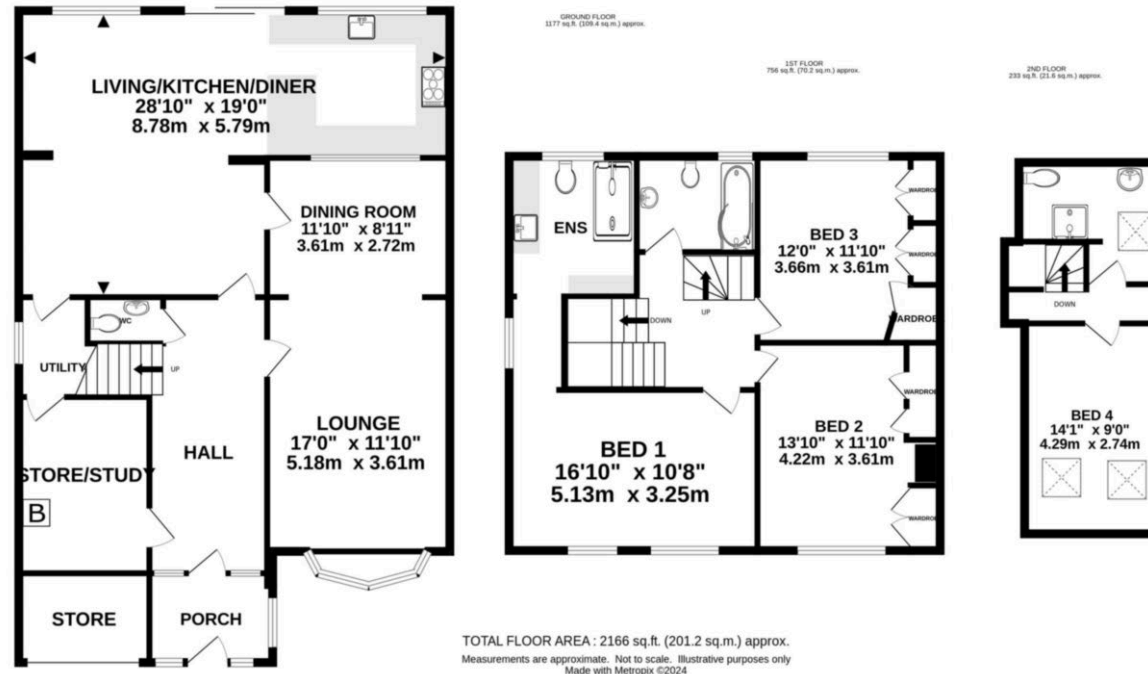
WA15 0RS

LOCAL AUTHORITY

Trafford Borough Council. Tax band F. Amount payable for 2024/2025 is £2846.82

TENURE

Leasehold with an original 999 years lease commencing 8th February 1966.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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