



**GASCOIGNE
HALMAN**

DELAHAYS ROAD, HALE, WA15 8DR

THE AREAS LEADING ESTATE AGENT



DELAHAYS ROAD, HALE, WA15 8DR

£1,795,000

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



DELAHAYS ROAD, 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 utilised as a versatile bedroom/annexe.

On the first floor, there are five good size bedrooms, three en-suites and a family bathroom, perfect for the growing family. Moving outside the property is located on one of the biggest plots on the road, measuring 0.3 of an 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, having 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. An internal viewing of this versatile family home is highly 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 onto Delahays Road. Take the







second turning on the right hand side onto Delahays Drive 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

WA15 8DR

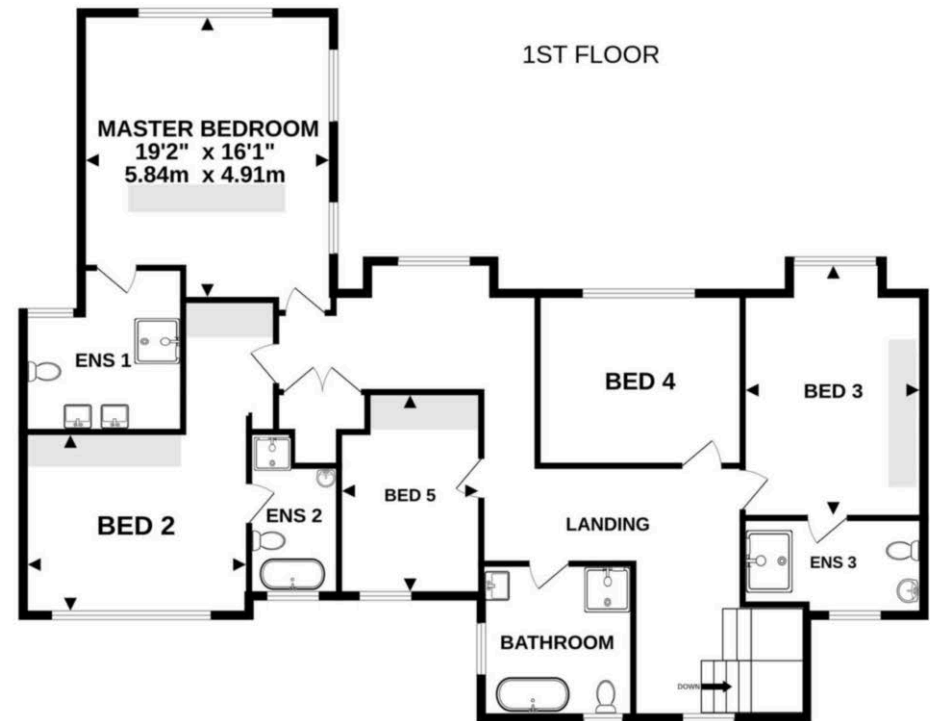
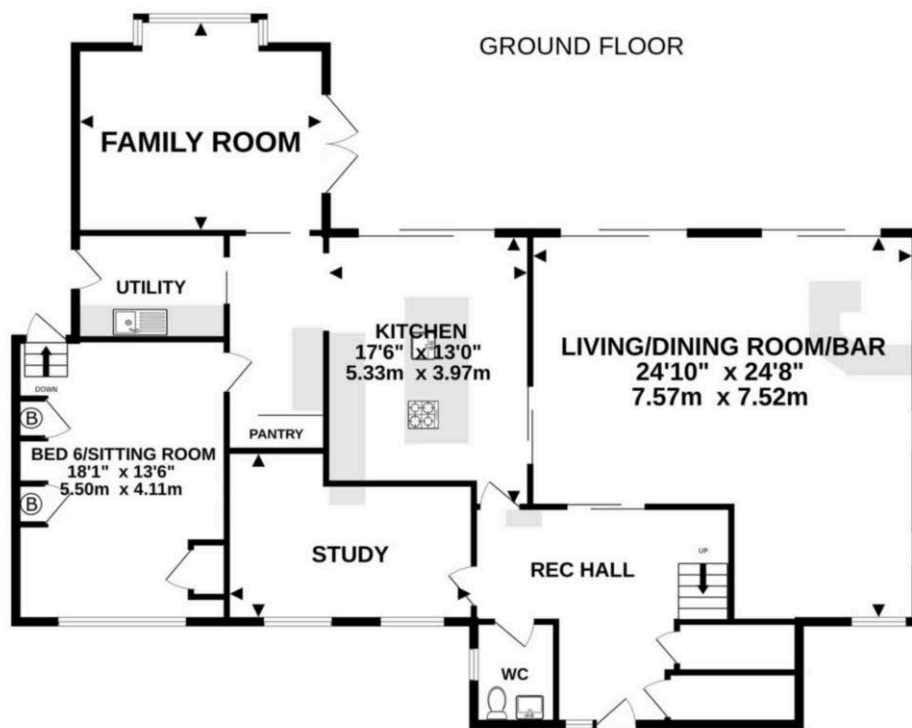
TENURE

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
Made with Metropix ©2024

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.

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		



HALE OFFICE

0161 929 8118

hale@gascoignehalman.co.uk

176 Ashley Road, Hale, WA15 9SF

**GASCOIGNE
HALMAN**