



**GASCOIGNE
HALMAN**

84 CHAPEL LANE, HALE BARNES, WA15 0BH

THE AREAS LEADING ESTATE AGENT



84 CHAPEL LANE, HALE BARNS, WA15 0BH

£2,500,000

A stunning and stylish contemporary detached family home which offers flexible accommodation, arranged over two floors, whilst sitting in an attractive, secure plot. This bespoke property is really one of a kind with its spacious interior designed living and entertainment areas. The property is located within a desirable residential location in Hale Barns, close to extensive motorway connections, excellent primary and secondary schools and Manchester International Airport.





Bespoke, detached family home

Extending to approximately 5500 sq ft

Separate annexe, ideal for live in help

Open plan living accommodation to the ground floor

Four bedrooms, dressing room/walk-in wardrobes & en-suites

Four bath/shower rooms

No onward chain



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This desirable, bespoke property is constructed with part rendered and part brick elevations, having open plan accommodation to the ground floor, including a generous lounge to the front and kitchen/dining/family room towards the rear with bespoke cabinetry, integrated appliances, bi-folding doors giving direct garden access and an atrium style roof offering an abundance of light. The rest of the ground floor features a useful utility room and downstairs cloaks/WC. To the first floor there are four double bedroom suites, all with their own en suite bath/shower room and walk-in wardrobes. At the front, the property is accessed via a secure gated entrance onto a tarmac driveway, providing ample off road parking and leading to the attached double garage. Externally the rear garden is well-manicured, being mainly laid to lawn with a decked seating area and mature borders and hedging, all being illuminated with external lighting. The property has a tandem, double garage, whilst towards the rear is a self-contained annexe consisting of study/sitting room, double bedroom and shower room. Externally at the rear of the garden there is a detached, outbuilding which could be utilised in a number of ways, including a home office or gym.

DIRECTIONS

From our Hale Office proceed along Westgate, turning right at the T-junction onto Broomfield Lane and right again onto Hale Road. Continue along Hale Road passing through the traffic lights at the junction with Park Road/Delahays Road and proceed further until passing St. Ambrose College on the right hand side. Turn right into Wicker Lane, at the war memorial and at the mini roundabout turn left into Chapel Lane. At the first T-junction turn right onto the continuation of Chapel Lane. Follow the road around the left hand bend and the







property will be found a short way along on the right hand side.

LOCATION

Hale Barns Village, with the redeveloped square, is within close proximity of the property, with excellent amenities, shops and public house. Close to Hale Barns is Hale Village with Hale railway station offering 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, House of Fraser, etc. and 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.

LOCAL AUTHORITY

Trafford Borough Council. Tax band H. Amount payable for 2024/2025 is £3941.76

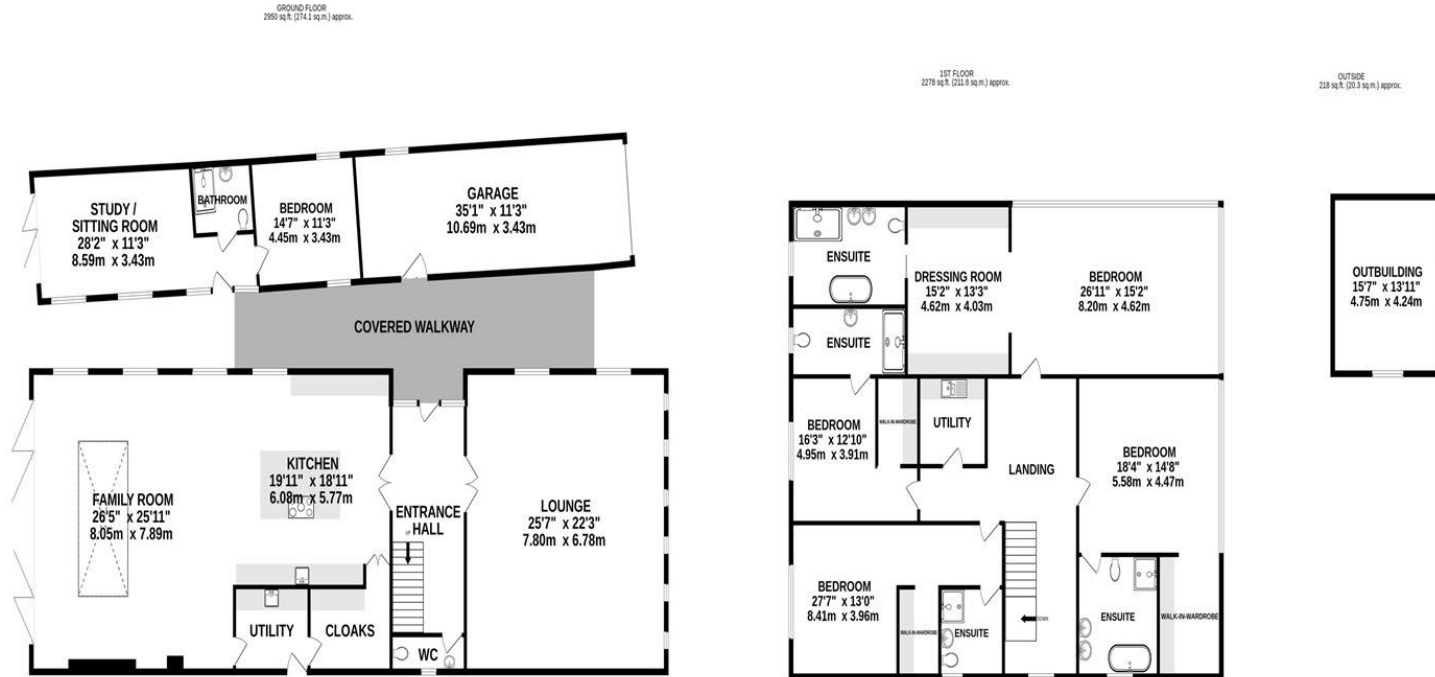
TENURE

Freehold

POSTCODE

WA15 0BH





TOTAL FLOOR AREA : 5446 sq.ft. (506.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 82+ | A | | |
| 81-81 | B | ← 85 B | → 80 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



HALE OFFICE

0161 929 8118

hale@gascoignealman.co.uk

176 Ashley Road, Hale, WA15 9SF

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