



**GASCOIGNE
HALMAN**

18 HIGH ELM ROAD, HALE BARNES

THE AREAS LEADING ESTATE AGENT



18 HIGH ELM ROAD, HALE BARNES

£1,250,000.00

An impressive, individually designed, detached family home, within close proximity to excellent schools and amenities. Arranged over three floors with three main reception rooms, stylish open plan kitchen/family room, four double bedrooms and three bath/shower rooms. Potential for a further bedroom and bathroom to the second floor utilising a generous loft room. Secure gated entrance and ample off road parking to the front with South West facing, manicured garden to the rear.





A stunning, fully refurbished, detached family home which has been extended and beautifully modernised throughout to create an ideal property extending to approximately 2500 sq ft plus loft room. The property is approached via a secure gated driveway providing ample off road parking and sits in a beautifully manicured, South West facing plot. Once inside there is a welcoming hallway with cloaks/WC, Lounge with bay window to the front, separate dining room and additional study. To the rear is a stylish, open plan, live-in kitchen/dining/family room with an extensive range of cabinetry and integrated appliances with direct garden access and utility room/secondary kitchen adjacent. To the first floor there are four double bedrooms, three with Juliet balconies, two with contemporary en-suites and a family bathroom whilst the second floor has a large loft room, ideal for a further bedroom and en-suite. A stunning property sure to have wide appeal.

DIRECTIONS

From our Hale office travel up Westgate to the top, turning right onto Broomfield Lane and right again onto Hale Road. Travel along Hale Road passing through the traffic lights at Park Road and continue passing St. Ambrose College on your right hand side. Take the next right at the war memorial into Wicker Lane and at the mini roundabout turn left onto Chapel Lane. At the crossroads continue over into High Elm Road where the property can be seen a short way along on the right 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

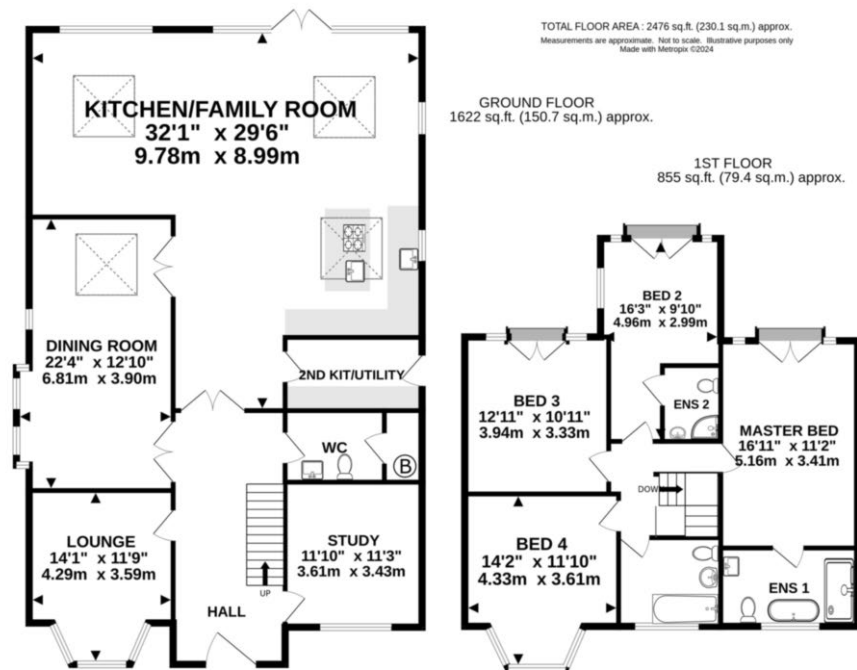
WA15 0HS

TENURE

Freehold

LOCAL AUTHORITY

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



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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