



**GASCOIGNE
HALMAN**

1 ALBERT ROAD EAST, HALE, WA15 9AL

THE AREAS LEADING ESTATE AGENT



1 ALBERT ROAD EAST, HALE, WA15 9AL

£585,000

A very attractive, double fronted, link-detached property on the edge of Hale village close to excellent primary and secondary schools and Altrincham town centre. Block paved driveway to the front providing off road parking and low maintenance, courtyard garden to the rear.





An impressive, link detached family home, presented to a very good standard throughout and positioned in an enviable location on the edge of Hale village, close to public transport links and extensive motorway networks. The property comprises of a combination of traditional period features, whilst adding contemporary fittings creating a stylish property full of charm and character. To the ground floor there is an entrance hall, ground floor cloaks/WC and are two reception rooms with cast iron fireplace and parquet flooring. The kitchen is comprehensively fitted with a range of shaker style cabinetry, Belfast sink, integrated appliances and part glazed door to the rear. The first floor has three bedrooms, two being generous doubles and a modern, four piece, family bathroom with white suite and chrome fittings. The property has a block paved driveway providing off road parking and to the rear is a private enclosed courtyard garden, ideal for the Summer months.

DIRECTIONS

From our Hale office travel along Ashley Road in the direction of Altrincham turning right onto Victoria Road before the railway crossing. Passing the shops on Victoria Road take the next turning on the right hand side on to Broomfield Lane and first on the left hand side on to Albert Road. When the road forks take the right hand fork on to Albert Road East and the property can be found towards the end of the road 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 9AL

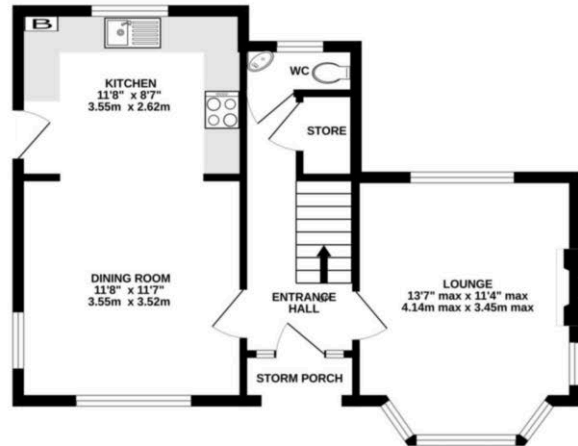
TENURE

Freehold

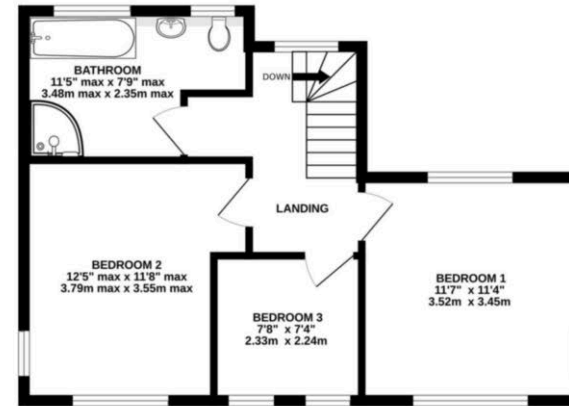
LOCAL AUTHORITY

Trafford Borough Council. Tax band E. Amount payable for 2024/2025 is £2408.84

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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