



**GASCOIGNE
HALMAN**

2 LONG HEY, HALE

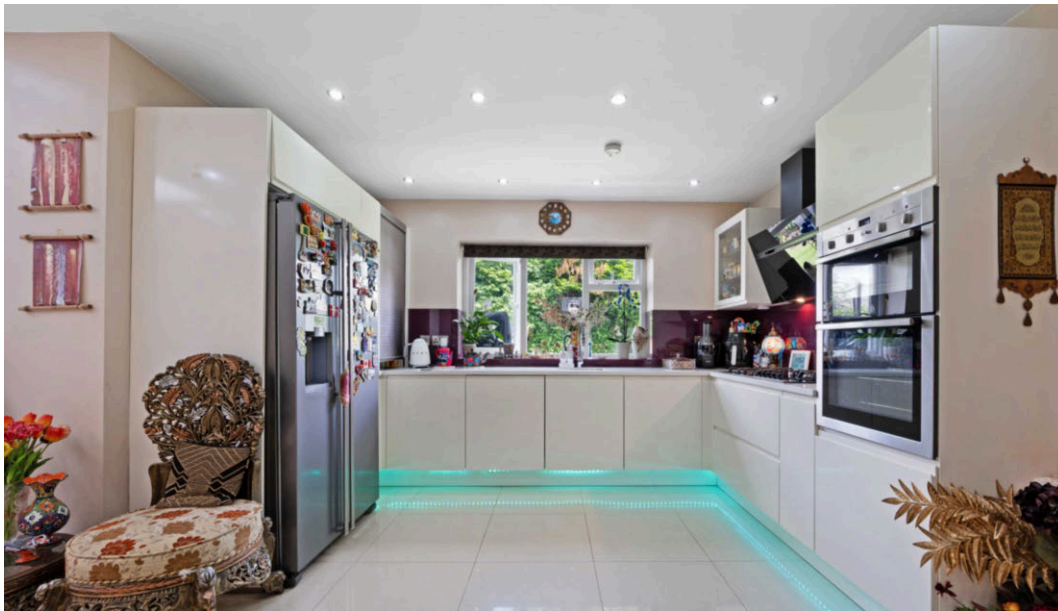
THE AREAS LEADING ESTATE AGENT

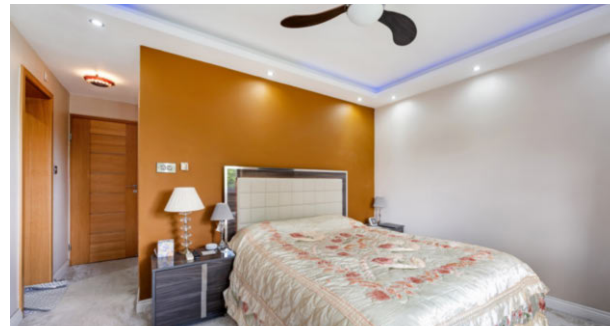


2 LONG HEY, HALE

£660,000

A recently extended and fully modernised, semi-detached family home, close to excellent schools and public transport links. Three main reception rooms, kitchen/dining room and ground floor bedroom/study with en-suite. The majority of the ground floor has underfloor heating. To the first floor there are four double bedrooms, the master with walk-in wardrobe and en-suite wet room and a separate family bathroom. Externally there is off road parking to the front and a well-maintained, lawned garden to the rear. NO ONWARD CHAIN.





This five bedroom semi-detached, family home has been extended and much improved by the current owner to create a fabulous property ready to move into. There is an enclosed porch with cloaks cupboard and hallway with staircase to the upper floor. At the front of the property is a spacious lounge, whilst the dining room has sliding, double doors leading through to an open plan kitchen/dining/family room which has an extensive range of cabinetry and double doors directly to the garden. There is a useful utility room adjacent and large walk-in pantry. A ground floor bedroom/study and en-suite shower room completes the ground floor.

To the first floor, the master bedroom has a walk in wardrobe and stylish en-suite wet room. There are three further double bedrooms and a four piece family bathroom to this floor. Externally, to the front of the property, there is a driveway providing off road parking whilst to the rear there is a landscaped, lawned garden being mainly laid to lawn with paved patio area and overlooking open fields.

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.

DIRECTIONS

From our Hale office, travel along Westgate at the top, turning right onto Broomfield Lane and right again onto Hale Road. Continue along Hale Road and at the traffic lights, turn left onto Delahays Road. Proceed down the hill passing through the next set of traffic lights with Grove Lane and Long Hey is the next turning on the left hand side. the property will be found almost immediately on the right hand side.

POSTCODE

WA15 8JJ

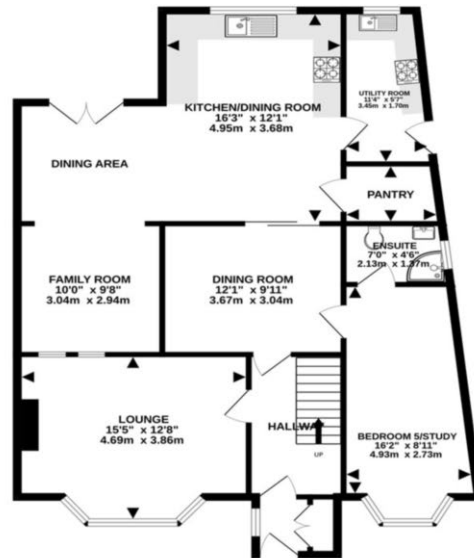
TENURE

Freehold

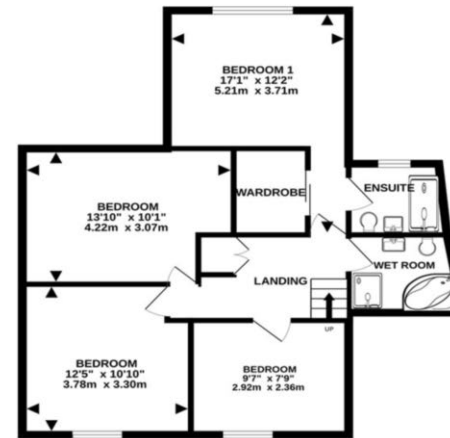
LOCAL AUTHORITY

Trafford Borough Council. Tax band C. Amount payable for 2024/2025 is £1751.87

GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1756 sq.ft. (163.1 sq.m.) approx.
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.

HALE OFFICE

0161 929 8118

hale@gascoignehalman.co.uk

176 Ashley Road, Hale, WA15 9SF

**GASCOIGNE
HALMAN**