



**GASCOIGNE
HALMAN**

7A BUTTERMERE DRIVE, HALE BARNES

THE AREAS LEADING ESTATE AGENT



7A BUTTERMERE DRIVE, HALE BARNES

£465,000

An attractive, true, detached bungalow located in a desirable residential location in Hale Barnes. Through lounge/dining room, separate fully fitted kitchen, three bedrooms and two bath/shower rooms. Lawned garden and paved patio area to the side of the property. NO ONWARD CHAIN.





This ideally located, detached, true bungalow is a well-appointed property, sure to have wide appeal. Set back from the road, with driveway providing off road parking, the property offers spacious accommodation, including an enclosed porch, hallway with storage cupboard, triple aspect lounge with two sets of double doors opening in to the side garden and a fully fitted kitchen with an extensive range of cabinetry. The property has three generous bedrooms, the master having an en-suite bathroom, whilst the two further bedrooms are served by a shower room. To the side of the property there are well-tended, gardens, which are mainly laid to lawn with paved patio area. An internal inspection of the property is highly recommended.

DIRECTIONS

From our Hale office travel up Westgate turning right onto Broomfield Lane and then right again onto Hale Road. Continue along Hale Road passing through the traffic lights with Park Road/Delahays Road, passing St. Ambrose College on your right hand and Hale Barns centre. Pass the petrol station on the left hand side and then the golf course just after, turning right just before the speed camera onto High Elm Road. Take the second turning on the left hand side onto Greengate and at the T-junction turn right onto Chapel Lane. Buttermere Drive is the first turning on the left hand side and the property will be clearly identified by a Gascoigne Halman 'For Sale' board on the left 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.

POSTCODE

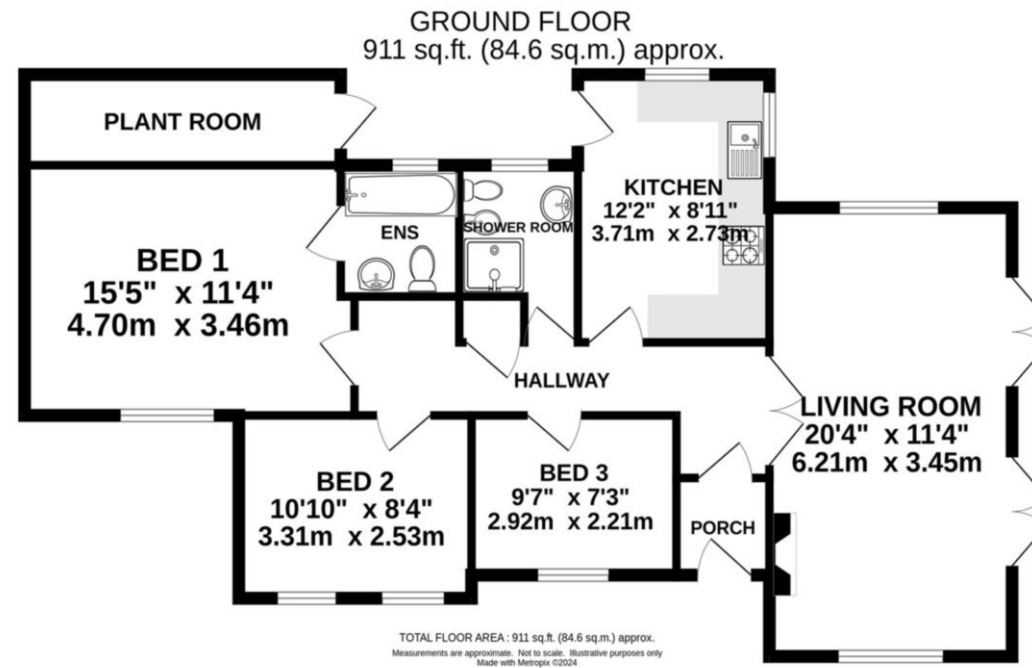
WA15 0ST

LOCAL AUTHORITY

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

TENURE

Freehold. Currently, the vendor's details do not match the Registered Title at Land Registry. Please ask the branch for more details.



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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