



**GASCOIGNE
HALMAN**

10 BLENHEIM CLOSE, HALE, WA14 2RX

THE AREAS LEADING ESTATE AGENT



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£1,595,000.00

An extended detached family home on a larger than expected garden plot. Tremendous scope for improvement and refurbishment.





This impressive detached family home has been substantially extended, offering over 5,000 square feet of accommodation over three floors. The property would benefit from upgrades to the kitchen and bathrooms, presenting an opportunity to enhance the internal fixtures and fittings. There is significant scope to remodel both the interior and exterior, allowing you to transform it into a truly magnificent residence.

Occupying a generous 0.43-acre garden plot that borders Altrincham Grammar School's playing fields, the property also lends itself to potential demolition and redevelopment, subject to necessary planning consents. Located at the end of a peaceful cul-de-sac, just a short distance from Hale Village, the setting is particularly desirable. The current layout includes three large reception rooms, a breakfast kitchen with a living area, a family room/sun lounge and entertainment area, and an expansive conservatory. The upper two floors feature seven bedrooms and four bath/shower rooms, with the master and guest suites having dressing rooms. No onward chain.

LOCATION

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe. The Trafford Centre is only a few miles away. Timperley village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

DIRECTIONS

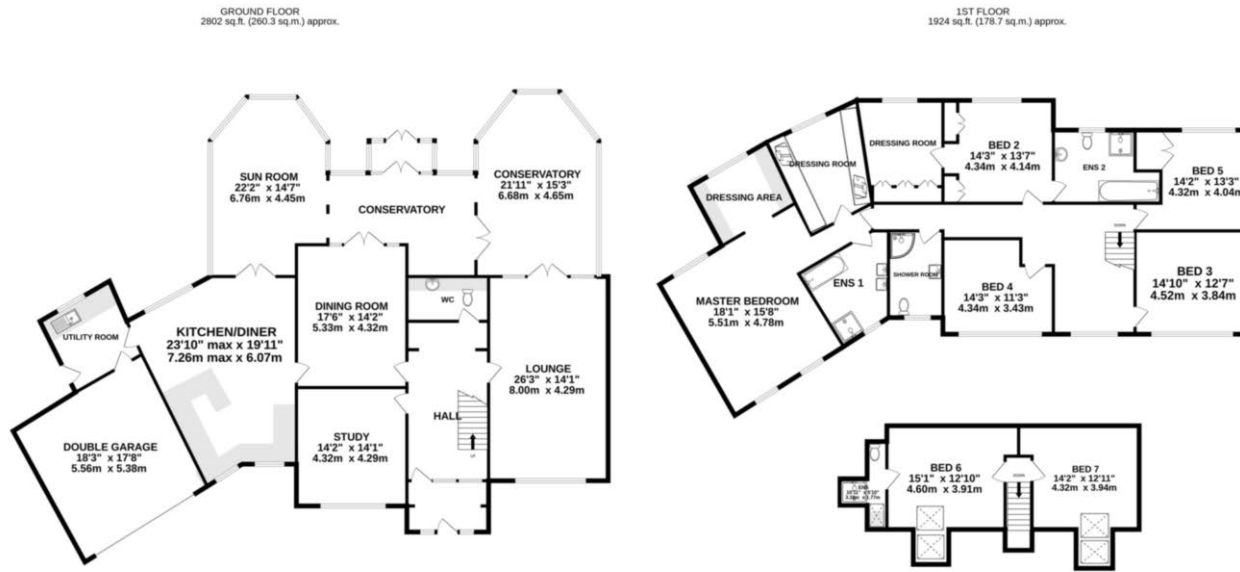
WA14 2RX

LOCAL AUTHORITY

Trafford Borough Council. Tax band H.

TENURE

Freehold



TOTAL FLOOR AREA : 5215 sq.ft. (484.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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