



**GASCOIGNE  
HALMAN**

4 THE GORSE, BOWDON, WA14 3DA

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THE AREAS LEADING ESTATE AGENT

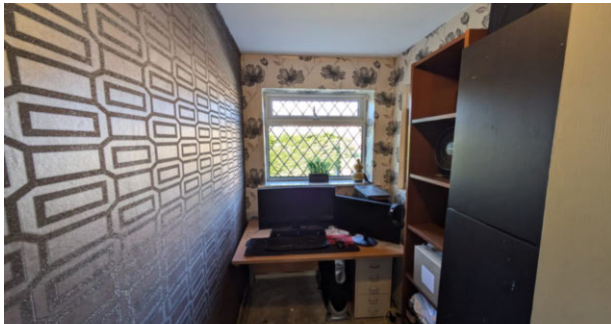


## 4 THE GORSE, BOWDON, WA14 3DA

**£440,000**

A spacious, extended, semi-detached family home within close proximity of excellent schools. Arranged over two floors with two generous reception rooms, extended kitchen, study, three bedrooms and a family bathroom. Integral garage, off road parking and lawned garden to the rear.





The accommodation comprises of an enclosed porch with cloaks cupboard, leading through to a good size living room with window to the front, separate study and ground floor cloaks/WC. Towards the rear of the property is a dining room with glazed double doors giving direct garden access and a fully fitted kitchen with an extensive range of cabinetry and two rooflights. To the first floor level there are three bedrooms and a family bathroom.

Externally there is ample off road parking to the front and a good size garden to the rear, which is mainly laid to lawn with paved patio area. This property is located on a corner within a quiet cul-de-sac location. The Bollin Valley and Green Belt are within a few hundred yards, along with motorway links close by.

#### **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 Ashley Road in the direction of Altrincham, proceed over the railway crossing and at the traffic lights turn left onto Langham Road. Continue along passing Grange Road on the left hand side and take the next turning on the left into Vicarage Lane. Proceed down the hill and follow Vicarage Lane along for some time (Vicarage Lane becomes Priory Road and then Bow Lane). The Gorse can be found on the right hand side, with the property being almost immediately on the right hand side in numerical order.

#### **POSTCODE**

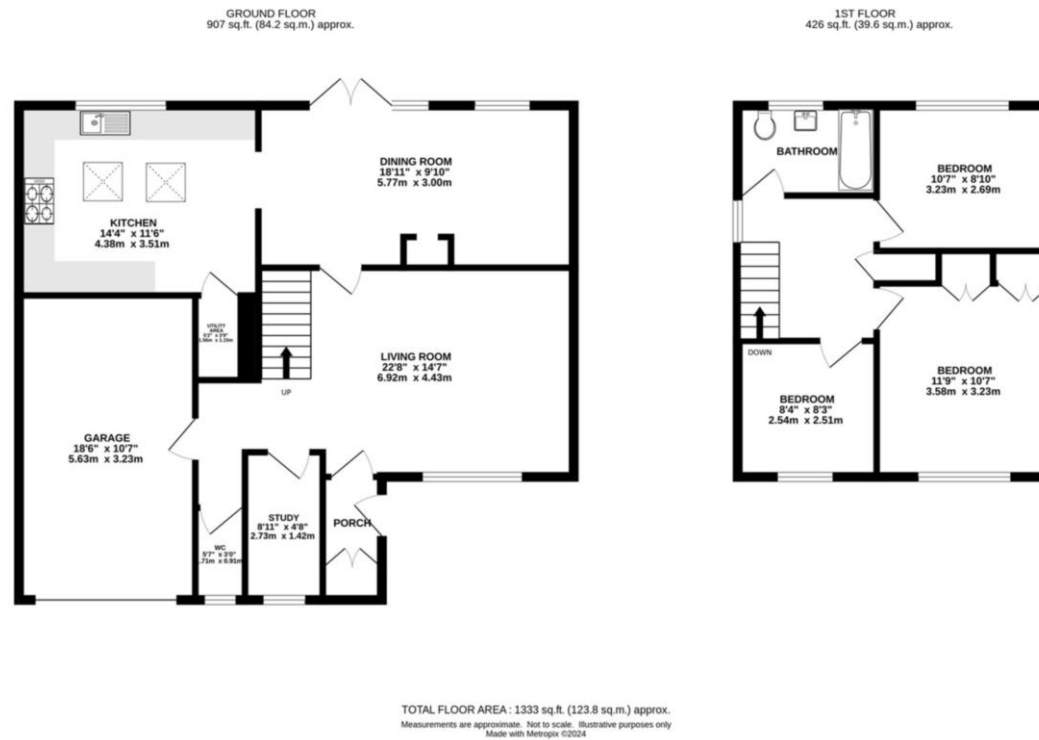
WA14 3DA

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

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



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

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