



**GASCOIGNE  
HALMAN**

14 WHALLEY ROAD, HALE, WA15 9DF

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THE AREAS LEADING ESTATE AGENT





## 14 WHALLEY ROAD, HALE, WA15 9DF

**£1,550,000**

This stunning property has been extended and fully modernised, to create a truly, stylish family home in a very desirable location, close to Hale Village and excellent primary and secondary schools. The property basks in an abundance of light, throughout with a Westerly facing, lawned garden to the rear. NO ONWARD CHAIN.





Extended and updated throughout

Block paved driveway providing off road parking

Three reception rooms

Open plan living/kitchen/diner to the rear

Five bedrooms and four bath/shower rooms

Westerly facing, lawned garden to the rear

0.30 acre garden plot

NO ONWARD CHAIN



14 WHALLEY ROAD | HALE, WA15 9DF

A beautifully presented, extended and fully modernised detached family home located in a convenient and desirable location, within close proximity of excellent primary and secondary schools, public transport links and Hale Village, with its extensive range of amenities. Upon entering the property, the scene is set with a reconfigured hallway featuring a staircase with plenty of understairs storage and ground floor shower room/WC. To the front of the property is a generous living room with bay window, dual aspect lounge to the side of the property and separate study/playroom. At the rear of the property, the open plan living/kitchen/diner is a true selling feature of the property with extensive, fitted cabinetry and integrated appliances, sliding doors to the Westerly facing rear garden and walk-in pantry with storage. A utility room completes the ground floor. The ground floor is complete with underfloor heating throughout.

To the first floor the landing has a walk-in linen cupboard with shelving and a rooflight offering natural light. There are five generous bedrooms, the master with four-piece contemporary, en-suite bathroom. The guest bedroom also has a stylish en-suite, whilst the further three bedrooms are served by a family bathroom. Externally the property has an extended, block paved driveway providing off road parking to the front whilst to the rear there is an attractive lawned garden with mature shrubbery and tiled patio area. The property is not directly overlooked at the rear making it ideal for the Summer months.

#### **DIRECTIONS**

From our Hale office travel along Ashley Road towards Ashley passing the shops, reaching St. Peter's Church on your left hand side. Turn left into Harrop Road and follow the road up the hill passing Leicester Road on your left hand side. Continue up Harrop Road on to Planetree









Road turning left on to Whalley Road where the property can be seen on your right hand side, towards the end of the road.

### **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 9DF

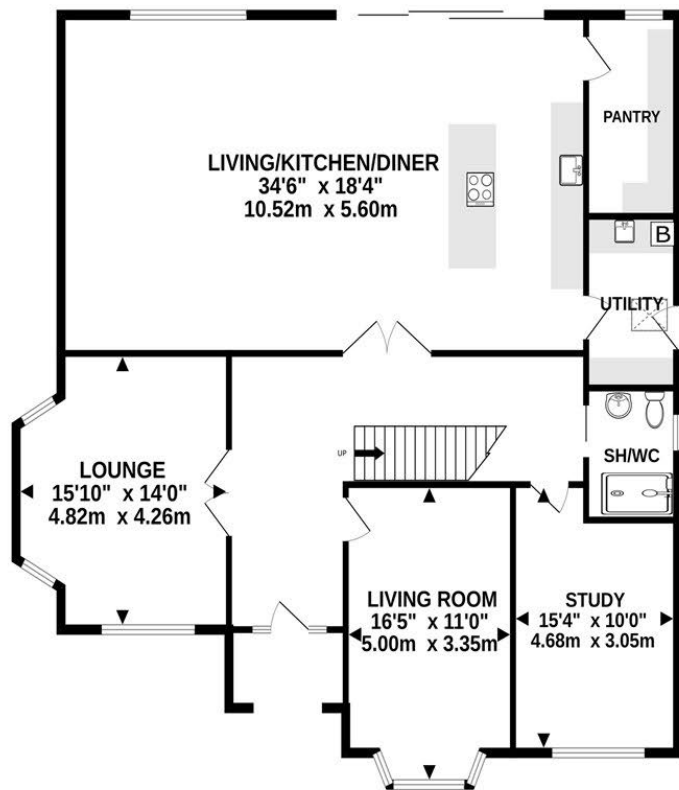
### **TENURE**

Freehold

### **LOCAL AUTHORITY**

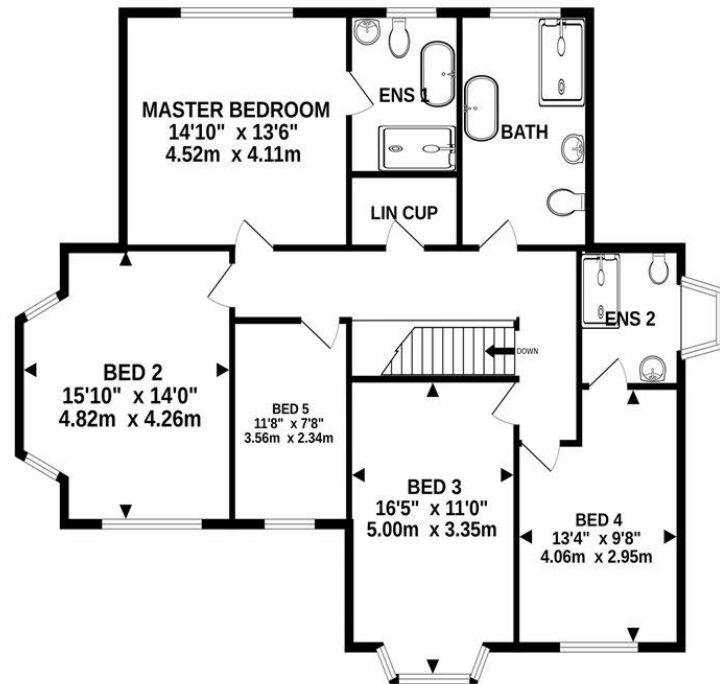
Trafford Borough Council. Tax band G. Amount payable for 2024/2025 is £3284.78.





**GROUND FLOOR**  
1650 sq.ft. (153.3 sq.m.) approx.

**1ST FLOOR**  
1253 sq.ft. (116.4 sq.m.) approx.



**TOTAL FLOOR AREA : 2904 sq.ft. (269.8 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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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