



**GASCOIGNE
HALMAN**

ASHLEY ROAD, ALTRINCHAM, WA14 2LX

THE AREAS LEADING ESTATE AGENT



ASHLEY ROAD, ALTRINCHAM, WA14 2LX

£880,000

A detached family home, located on the edge of Hale Village, making it ideal for excellent schools, transport links and motorway networks, whilst overlooking Springbank park. Arranged over two floors with two reception rooms, ground floor cloaks/WC, four generous bedrooms and two bath/shower rooms with underfloor heating. Driveway providing off road parking and attractive lawned garden to the rear.





This four bedroom, detached house is superbly located within easy reach of Hale Village, Altrincham town centre and Altrincham Grammar schools for boy and girls. Originally built in 1961 this property has been further improved, with the garage conversion and an extension to the side providing a spacious and well proportioned family home. The property features an open plan lounge/dining room with doors giving direct access to the rear garden. The kitchen is a lovely feature with a central working island unit, Corian worksurfaces, part vaulted ceiling with velux window, doors to rear garden plus a useful utility room. The reception room to the front provides a versatile space and is ideal for use as a home office or could be converted to downstairs bedroom with an en-suite if required. To the first floor there are four double bedrooms, one with an en-suite shower room and a separate family bathroom. The property is also fitted with a Megaflo boiler and cylinder for hot water. Externally to the front, the property is well set back from the road with off parking for 4/5 cars and garden store whilst to the rear there is a lovely, private, garden enclosed with fencing, mature trees and patio area with feature pond.

DIRECTIONS

From our Hale Office travel along Ashley Road in the direction of Altrincham, crossing over the railway line and passing through the shops. Continue to the traffic lights, turning right on to the continuation of Ashley Road, where the property can be found almost immediately on the right hand side.

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

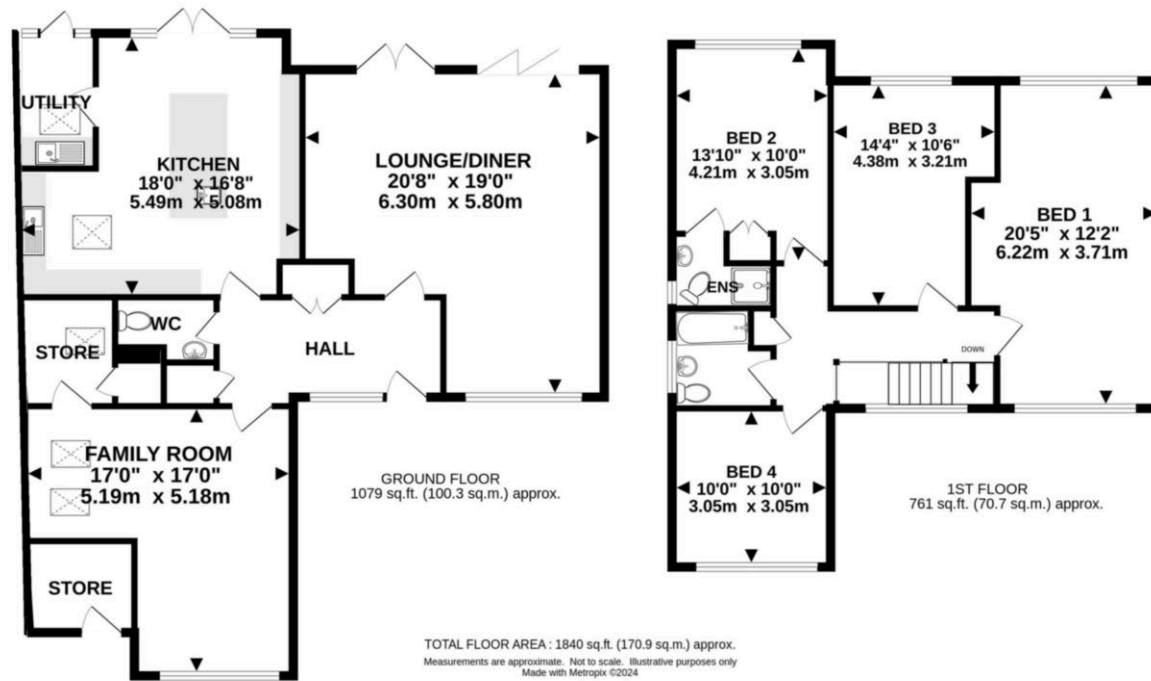
WA14 2LX

TENURE

Freehold

LOCAL AUTHORITY

Trafford Borough Council. Tax band F. Amount payable for 2024/2025 is £2846.82



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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