



**GASCOIGNE  
HALMAN**

18 LICHFIELD AVENUE, HALE, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT



## 18 LICHFIELD AVENUE, HALE, ALTRINCHAM

**£635,000**

A well presented extended four/five bedroom semi-detached family home with driveway and enclosed rear garden.

This bay fronted semi detached house has been significantly improved with a side and rear extension and refurbished throughout. The property provides well-proportioned and spacious accommodation and makes an ideal family home. The accommodation of just over 1500 sq.ft features an entrance hall with under stairs WC, spacious lounge with bay window to front, versatile garage conversion making an ideal study or Bedroom five. A lovely feature of the home is the open plan kitchen diner with part vaulted ceiling with Velux Windows and bi-fold doors to the rear garden. The kitchen is fitted with an extensive range of units with built-in and integral appliances and opens into a versatile Snug/playroom. Moving upstairs the property has four bedrooms with fitted wardrobes and an ensuite shower room and a large family bathroom with a bath and separate shower.

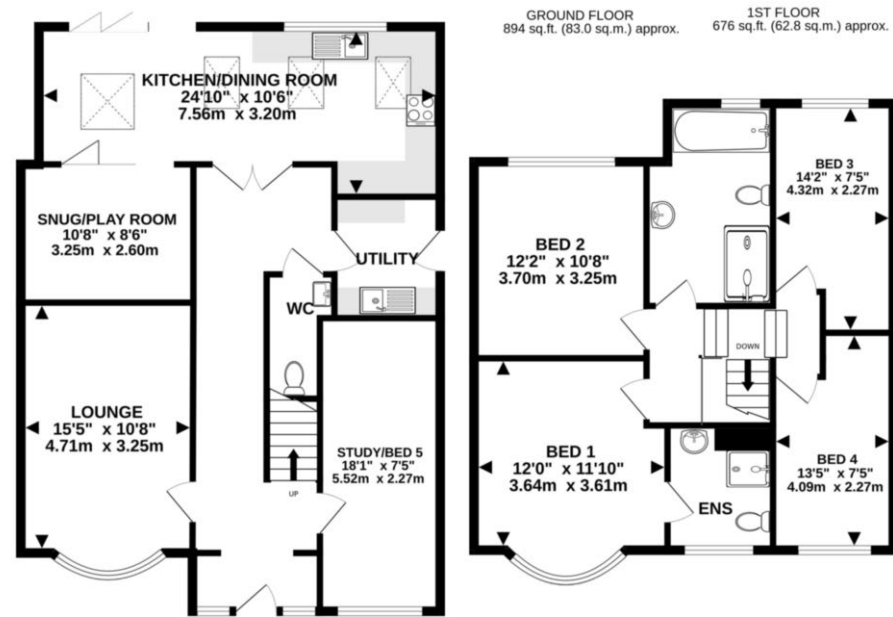




Moving outside, to the front the property is a paved double driveway with gated side access and to the rear is an enclosed garden with a paved patio, artificial lawn and raised composite decking with balustrade. The property is well presented throughout with modern amenities making a ready to move into family home. The house is well located on this popular cul-de-sac of similar style houses with an easy reach of local shops schools and transport links.

#### **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.



TOTAL FLOOR AREA: 1570 sq.ft. (145.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**HALE OFFICE**

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