



**GASCOIGNE
HALMAN**

CULCHETH ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



CULCHETH ROAD, ALTRINCHAM

£950,000

This architecturally unique home exudes character and style, thoughtfully redesigned and extended by its current owner. Every detail has been meticulously considered to create a seamless flow between spaces, while still allowing for distinct separation when desired. The property showcases an open-plan concept with split-level design, ensuring both harmony and flexibility in how the living spaces are utilized.





On the lower ground floor, you'll find a cosy study, which can also serve as an occasional guest/fifth bedroom and features dual-aspect windows that flood the room with natural light. This floor also includes a convenient WC and washbasin. A half staircase leads to the ground floor, the heart of the home: the open-plan kitchen and living area and where the utility room offers direct access to the driveway. The kitchen is beautifully appointed with a range of units, built-in appliances, and a central island featuring an integrated hob. Large sliding doors open up the kitchen and adjoining sitting room to the rear garden, creating an ideal indoor-outdoor living experience.

Another half staircase leads to the dining room, which features a built-in log burner and access to a hallway with an additional front door for versatility. On the first floor, the master bedroom includes an en-suite with a large shower and feature stone bath. Bedroom two, located at the rear of the property, boasts a striking 13-foot vaulted ceiling. The upper first-floor houses bedrooms three and four, with bedroom four being split-level. This floor is also home to a well-appointed family bathroom with a separate shower cubicle.

Externally, the home's distinctive appearance combines rendered walls above with painted brickwork, topped by a tiled pitched roof and a tiled covered porch. A block-paved driveway at the front offers off-road parking for two cars and comes complete with an EV charging point, and leads to a gated, versatile front garden surrounded by mature trees and shrubs. Gated access to the side of the house opens up to an extensively paved area and a well-maintained rear lawn, perfect for outdoor enjoyment.

The location is just perfect being within easy walking distance of both Hale and Altrincham centres and local schools. This property blends innovative architectural design with thoughtful practicality, offering a stylish and functional home environment.

DIRECTIONS

Travel along Ashley Road in the direction of Altrincham. Just before the traffic lights turn right on to Willow Tree Road and take the first turning on the left hand side on to Culcheth Road. The property can be found towards the end of the road 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

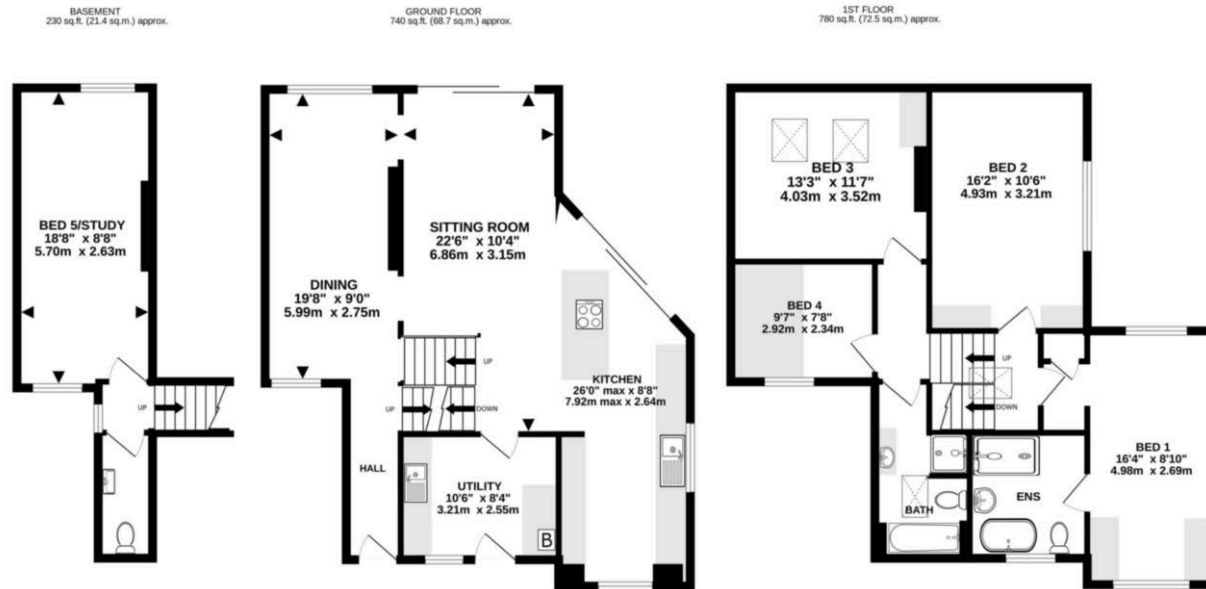
WA14 2LU

LOCAL AUTHORITY

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

TENURE

Leasehold with an original 900 years lease, commencing 1983. There is a peppercorn ground rent payable



TOTAL FLOOR AREA: 1750 sq.ft. (162.6 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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