



# **GASCOIGNE HALMAN**

74 ASHLEY ROAD, HALE

---

THE AREAS LEADING ESTATE AGENT

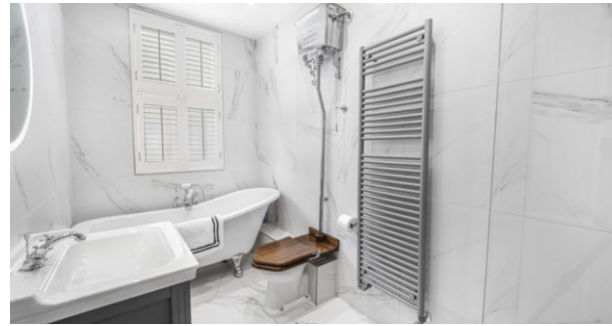


## 74 ASHLEY ROAD, HALE

**£1,250,000**

A stunning bay-fronted Victorian family home in fabulous condition with versatile accommodation. Amazing location in Hale village centre with everything on your door step.





This exquisite, bay-fronted Victorian residence extends to approximately 2900 sq ft of deceptively spacious living, spread across four floors, and is the end house in a charming row of three Victorian homes. Situated within a few footsteps of Hale Village Centre and within close proximity to Altrincham Town Centre, the grammar schools, the popular Market Quarter and the Metrolink, offering unparalleled convenience.

Upon entering through a wide arched opening into the deep entrance porch, you'll be greeted by an inviting hallway with oak flooring and a grand spindle staircase that leads to both upper and lower floors. Off the hallway, a spacious lounge offers a calming retreat, showcasing a stunning angled bay window and a reclaimed oak fireplace with a cast iron open grate fire. The adjacent dining room, perfect for entertaining, features a large window and intricate ceiling details. The breakfast kitchen is a chef's delight, with a central island, granite countertops, and integrated Siemens appliances, providing a sleek, modern touch against the traditional charm.

The converted cellars present a flexible living area that spans the entire footprint of the house. This level includes a cozy family room, a potential fifth bedroom/cinema room or gym and a stylishly appointed bathroom with branded fixtures by Rac Ceramics and Geberit. Additionally, there is a utility room with built-in units, a sink, and ample space for laundry appliances.

The first-floor landing, with its striking galleried effect and a ceiling height rising to over 16 foot, leads to three generous double bedrooms and two stylish bathrooms. The master bedroom impresses with a bay window and an en-suite shower room, featuring a wet-room style shower and high-quality fittings by Rac Ceramics and Grohe. Two further bedrooms on this floor are served by a well-appointed family bathroom.

The galleried second-floor landing provides access to a charming fourth bedroom, complete with attractive sloping ceilings and extensive built-in storage.

A remote-controlled gated entrance leads to extensive off-street parking, framed by mature hedging and wrought iron railings. The south-facing rear garden offers a tranquil, low-maintenance outdoor space, featuring artificial lawn areas and beautiful climbing plants enclosed by brick walling and timber fencing. The lower ground floor can also be accessed from the garden via a staircase enclosed by railings.

This delightful period home beautifully combines traditional character with contemporary upgrades, offering flexible accommodation to suit families, professional couples, or downsizers. Move-in ready and sold with no onward chain, this property promises a lifestyle of convenience and elegance in one of Hale's most sought-after locations.

#### **DIRECTIONS**

From our Hale office travel along Ashley Road in the direction of Altrincham. the property can be seen on the left hand side before reaching the traffic lights, clearly marked by a Gascoigne Halman for sale board.

#### **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, House of Fraser, etc. and 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**

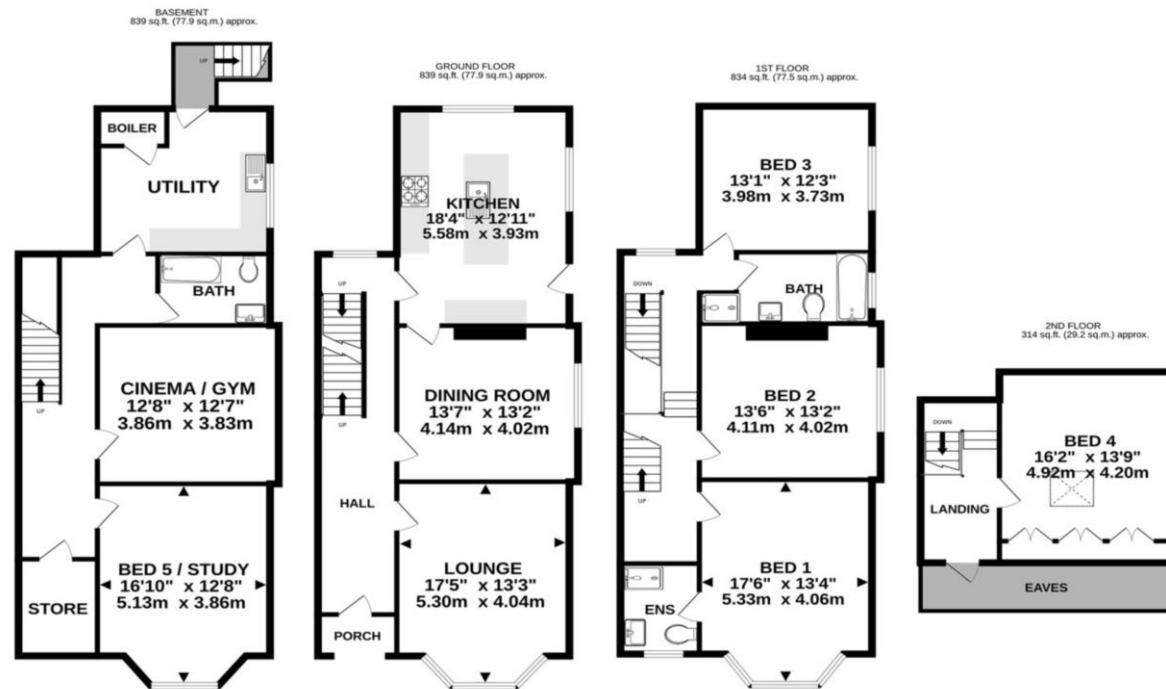
WA14 2UF

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

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



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**

0161 929 8118  
 hale@gascoignehalman.co.uk  
 176 Ashley Road, Hale, WA15 9SF

