



**GASCOIGNE
HALMAN**

71 THE MOUNT, HALE BARNES

THE AREAS LEADING ESTATE AGENT



71 THE MOUNT, HALE BARNES

£465,000

A three bedroom property in need of some modernisation, with driveway providing off road parking and attractive, enclosed rear garden.





This bay fronted property provides well-proportioned and spacious accommodation and makes an ideal family home. The accommodation of almost 1200 sq.ft features an entrance hall with stairs to the first floor, spacious lounge with bay window to front and opening through to a dining room and conservatory beyond. Towards the rear of the property there is a fully fitted kitchen with an extensive range of units. A rear hallway leads to a useful utility room and ground floor cloaks/WC. To the first floor the property has three bedrooms and a separate family bathroom.

Externally the front the property has a paved driveway providing off road parking for two cars and an attractive lawned garden to the rear with paved patio area. The property would benefit from some updating throughout the property, making it an idea family home. The house is well located on this popular cul-de-sac of similar style houses within easy reach of transport links and excellent schools.

DIRECTIONS

From our Hale office travel along Westgate, at the end of Westgate turning right onto Broomfield Lane and right again onto Hale Road. Continue to the traffic lights at the Park Road junction, proceeding straight ahead onto the continuation of Hale Road. Pass St Ambrose College and the war memorial on the right hand side and the petrol station on the left hand side . Take the next turning on the left in to The Mount where the property can be found in numerical order.

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.

LOCAL AUTHORITY

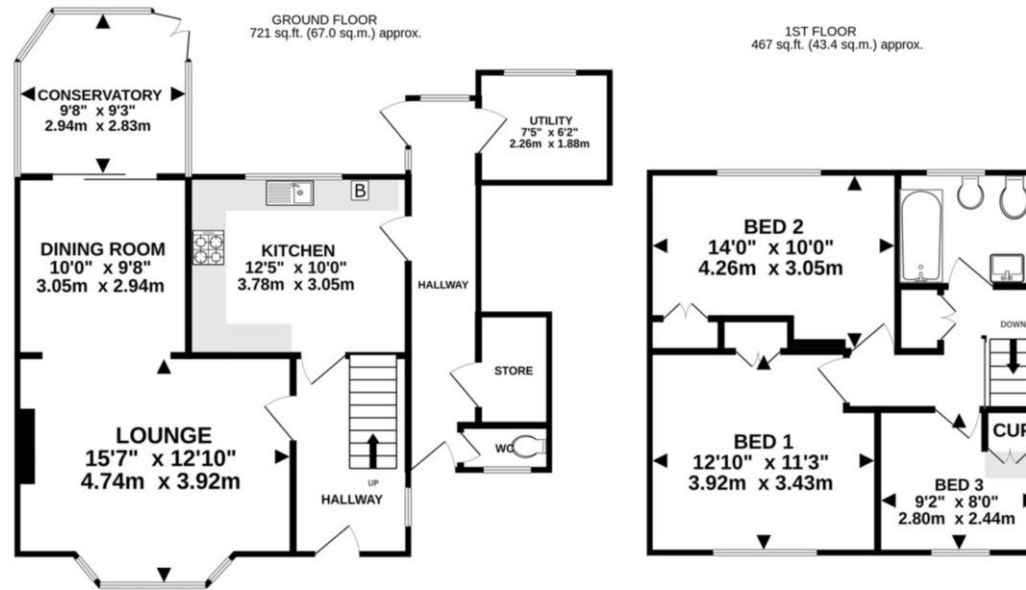
Trafford Borough Council. Tax band C. Amount payable for 2024/2025 is £1751.87

TENURE

Leasehold with an original lease of 999 years from April 1980. There is a ground rent payable of £25.00 per annum

POSTCODE

WA15 8SZ



TOTAL FLOOR AREA: 1189 sq.ft. (110.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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