



**GASCOIGNE
HALMAN**

DIAL ROAD, HALE BARNES

THE AREAS LEADING ESTATE AGENT



DIAL ROAD, HALE BARNES

£530,000

A traditional, semi-detached property in a sought after location close to excellent schools and amenities. Arranged over two floors with two reception rooms, conservatory and kitchen. Four bedrooms and two bath/shower rooms to the first floor. Gated entrance, attached garage and driveway providing off road parking, whilst to the rear is a private lawned garden with block paved patio area.





This attractive semi-detached family home has been extended to the rear by way of a conservatory, to create a well-appointed property, sure to have wide appeal. Set back from the road, with gated, paved driveway providing off road parking and giving access to the attached garage, the property offers accommodation, arranged over two floors, including an enclosed porch opening into a hallway with a ground floor, cloaks/WC and stairs leading to the first floor. There is a lounge, separate dining room, fully fitted kitchen and conservatory to the rear. To the first floor there are four bedrooms, the master with an en-suite bathroom and separate family bathroom. Externally there is a well-tended, manicured garden to the rear with mature shrubbery and block paved patio area.

DIRECTIONS

From our Hale Office travel along Westgate, at the top turning right onto Broomfield Lane and right again on to Hale Road. Travel along Hale Road, through the traffic lights at Park Road and Delahays Road, passing St Ambrose College on the right hand side and Sunrise retirement home on the left hand side. At the traffic lights Dial Road can be found on the left hand side with the property almost immediately on the left.

LOCATION

Hale Barns Village, with the redeveloped square, is within close proximity of the property, with excellent amenities, shops and public house. Close to Hale Barns is Hale Village with Hale railway station offering 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

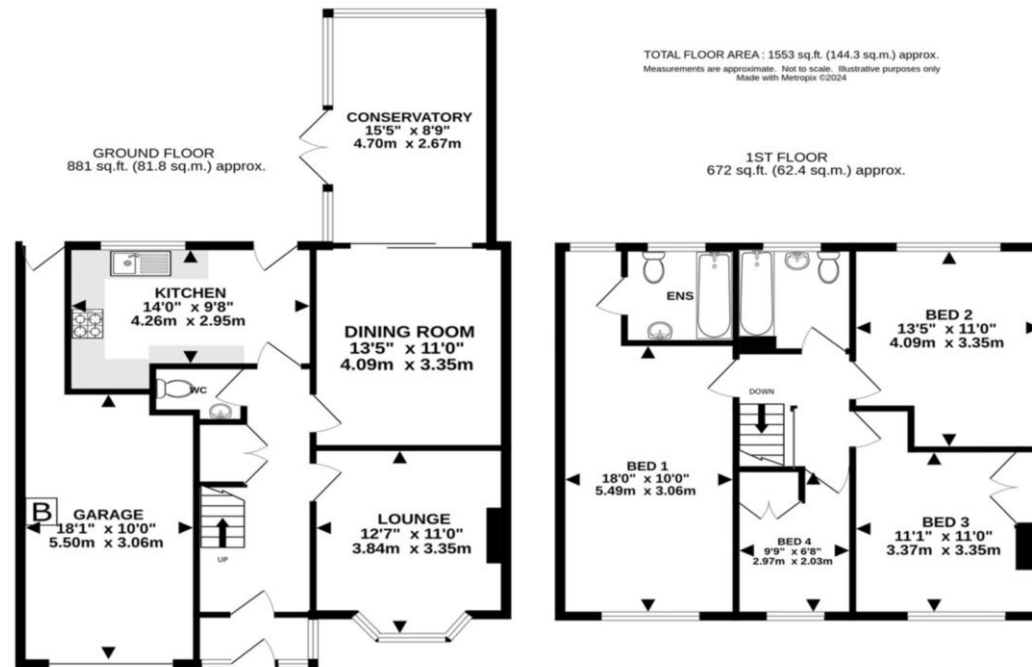
WA15 8SR

TENURE

Freehold

LOCAL AUTHORITY

Trafford Borough Council. Tax band D. Amount payable for 2024/2025 is £1970.88.



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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