



**GASCOIGNE  
HALMAN**

LABURNUM LANE, HALE

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THE AREAS LEADING ESTATE AGENT



## LABURNUM LANE, HALE

**£1,300,000**

Located within walking distance of Hale Village, this well presented five bedroom property has been remodelled and extended in recent years to create a spacious and well designed, modern home.

Beautiful detached Family Home

Five double bedrooms

Spacious open plan kitchen/living area

Gated driveway

Presented to a High Standard

Low maintenance gardens







This beautifully renovated and extended 1920s detached property offers a blend of modern luxury and original charm, creating an ideal, versatile family home. The welcoming entrance porch leads to a spacious hallway with a convenient downstairs WC and a storeroom. The open-plan layout includes a lounge that flows seamlessly into the dining and living areas, along with a study. A separate sitting/TV room provides a quiet retreat, while the impressive kitchen steals the show. This well-appointed kitchen is fitted with a comprehensive range of cabinetry and integrated appliances. Its standout feature is a large roof lantern that floods the space with natural light, and it opens up to the living area, where bi-fold doors lead directly to the garden. The kitchen also has easy access to a practical utility room.

On the first floor, there are five well-proportioned bedrooms designed for comfort and functionality. The master suite, located at the rear, includes a stylish ensuite bathroom. Bedrooms two and three share a convenient Jack-and-Jill ensuite, and there are two additional bedrooms plus a spacious family bathroom.

The exterior offers both functionality and curb appeal. At the front, an expansive tarmac driveway with dual sets of bi-fold gates provides off-road parking for up to four vehicles, leading to the garage. The garden is designed for low maintenance, with paved areas, secure fencing for privacy, and a useful storage shed.

This property perfectly balances modern conveniences with timeless elegance, making it an exceptional family home.

#### 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

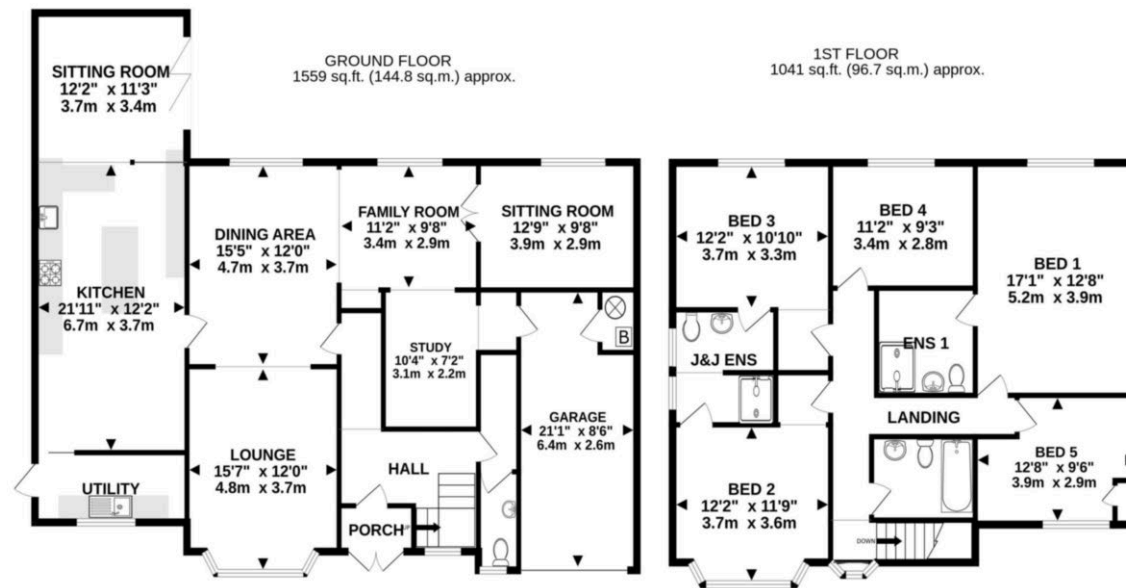
Council Tax Band G Total payable for 2024/2025 is £3284.78

#### TENURE

Freehold

#### POSTCODE

WA15 0JR



TOTAL FLOOR AREA : 2600 sq.ft. (241.5 sq.m.) approx.

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HALE OFFICE

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