



**GASCOIGNE  
HALMAN**

GORSE BANK ROAD, HALE BARNES, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT





## GORSE BANK ROAD, HALE BARNs, ALTRINCHAM

**£970,000**

A well presented and well proportioned Five Bedroom family home in Hale Barns which has been remodelled and extended, within the catchment area for several good schools.

Entering into the spacious Hallway, there are hardwood, part-glazed doors leading to the Lounge and the Family Room, both overlooking the front elevation. The open plan Lounge has a contemporary inset gas fire and is open through to the Dining room which has sliding double glazed doors out to the large full-width Conservatory. The Breakfast Kitchen is in the heart of the home and is fitted with a range of contemporary units, built in appliances and also has access to the Conservatory through double glazed French Doors. A useful Second Kitchen/Utility Room and downstairs Shower Room complete the ground floor.







To the First Floor there are Five good sized Bedrooms. The Master overlooks the front elevation and has an En-suite Shower Room. The remaining Bedrooms are serviced by the Family Bathroom with modern White suite with chrome fittings and Jacuzzi Bath.

Outside the spacious garden is mainly lawned, with a large patio and BBQ area.

### 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

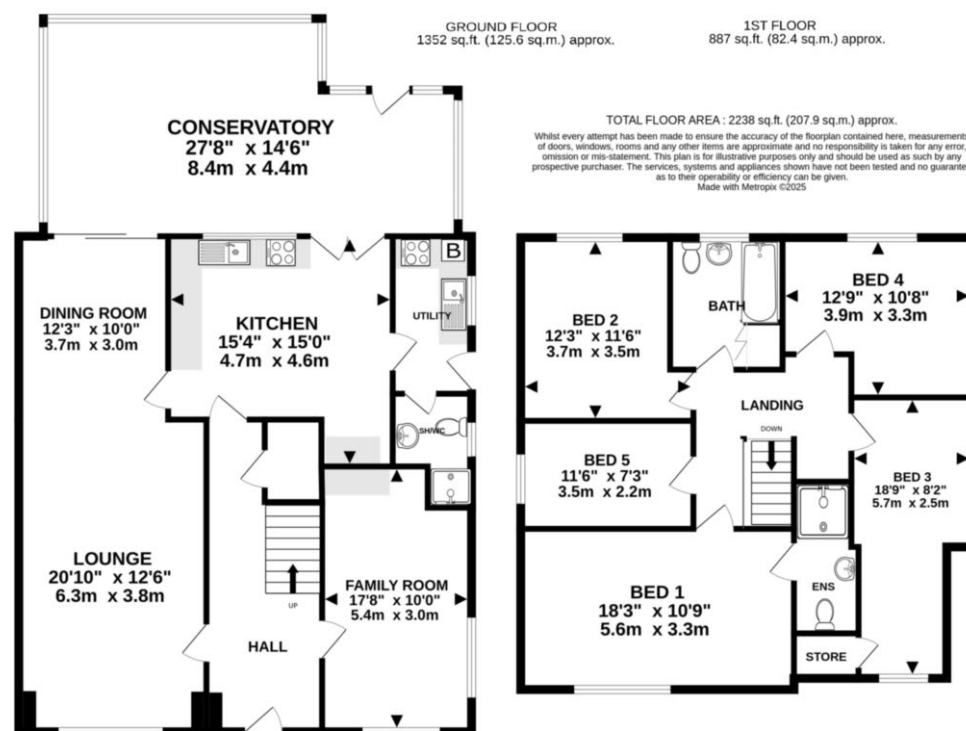
Trafford Borough Council Tax Band F - amount payable for 2024/2025 is £2846.82

### TENURE

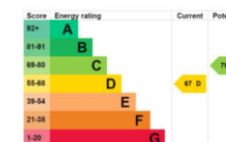
Freehold

### POSTCODE

WA15 0BB



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