



**GASCOIGNE
HALMAN**

WARBURTON CLOSE, HALE BARNES

THE AREAS LEADING ESTATE AGENT



WARBURTON CLOSE, HALE BARNs

£995,000

A modern Five Bedroom Detached House in Hale Barns, which has been extended and remodelled and offers spacious and versatile accommodation. Situated on a quiet cul-de-sac with no through road.

Approaching across a Block Paved driveway for 2/3 cars there is a Single Garage with gated access to the rear of the property and also a covered storage area. Entering the property into a bright hallway with polished Wooden floor boards, which leads to the spacious lounge with a sitting area to the front elevation and the rear is currently used as a TV area. Double doors open off to the Dining Room with views over the rear garden through double French Doors. The extended Kitchen is fitted with modern High Gloss Kitchen units and topped with solid countertops and has dining space for a breakfast table. A useful Utility and downstairs WC complete the well proportioned ground floor.



To the first floor there are five good sized bedrooms with an En-suite Bathroom to the Master bedroom and the remaining Bedrooms being serviced by the Family Bathroom with contemporary white Suite with chrome fittings and a luxurious feature Bath Tub.

Outside, to the rear, there is a good sized garden which is mainly lawned, with a paved patio positioned to take advantage of the sun and a useful large garden shed providing further storage.

Viewing is highly recommended to appreciate the accommodation on offer in this well presented, extended detached property.

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

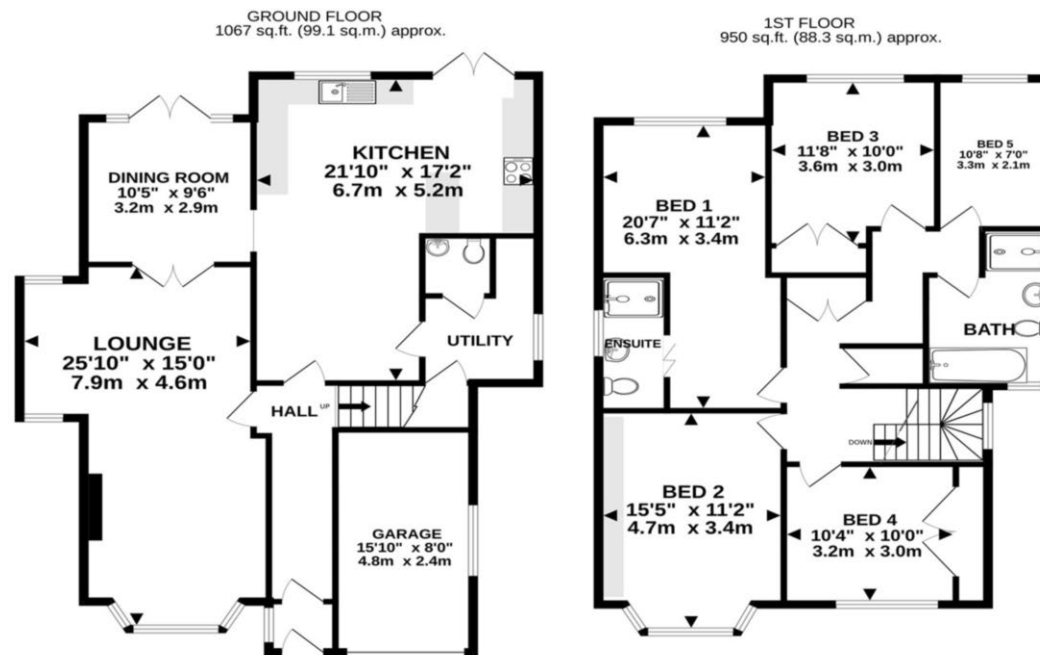
Trafford Borough Council Tax Band F - Amount payable for 2024/2025 is £2846.82

TENURE

Freehold

POSTCODE

WA15 0SJ



TOTAL FLOOR AREA: 2017 sq.ft. (187.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HALE OFFICE

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