



**GASCOIGNE  
HALMAN**

ASHFIELD ROAD, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT





## ASHFIELD ROAD, ALTRINCHAM

**£1,375,000**

A stunning Period Semi-Detached property just moments from Hale and Altrincham's amenities, which has undergone a complete renovation to the highest standards by the current owners. Offering spacious and versatile accommodation, arranged across four floors with a wealth of contemporary features, this handsome Semi-Detached property provides a fantastic family home.

With three stylish open plan Reception Rooms to the Ground Floor including a Kitchen, which boasts Custom made units and Siemens appliances. On the Lower Ground Floor a further Family Lounge opens onto the Garden and there is also a generous Utility space fitted with further appliances. The whole Basement conversion is warmed by Under Floor Heating. The flexible accommodation provides the perfect setting for family life, entertaining or relaxation.





On the First floor there are three Double Bedrooms, the Principal Bedroom having an En-suite and a further Two Bedrooms serviced by the Family Bathroom. On the Second Floor there are a further Two Double Bedrooms, one of which opens onto a Dressing Room with magnificent free-standing Bath. A Shower Room on this level completes the accommodation.

Externally to the side, the garden is contemporary and low maintenance, with tiered planting. To the front the Driveway offers secure off-road parking with a sliding Electric Gate.

In summary a beautifully contemporary family home within easy reach of local Schools and amenities.

## 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, 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.

## LOCAL AUTHORITY

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

## TENURE

Freehold

## POSTCODE

WA15 9QN





**TOTAL FLOOR AREA: 2792 sq.ft. (259.4 sq.m.) approx.**

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**HALE OFFICE**

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