



**GASCOIGNE
HALMAN**

LONGACRES ROAD, HALE BARNES, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



LONGACRES ROAD, HALE BARNES, ALTRINCHAM

£1,050,000

A stunning three Bedroom detached Dormer Bungalow, located in the sought after location of Hale Barnes. Presented in immaculate condition throughout, recently extended and completely renovated by the current owners. The property has a beautiful double height Entrance Hallway with stunning feature glazed staircase and open plan Living Kitchen and Dining area, perfectly designed for modern living.

The Ground Floor has a Guest Bedroom with dedicated En-suite to the front elevation and the Hallway leads through to the spacious open plan Living area to the rear. The Dining area opens fully to the landscaped Garden beyond with bi-fold doors and the Living area also opens onto the Garden with Double Glazed French Doors, providing a fabulous feature when entertaining during the summer months.

The contemporary Kitchen is fitted with integrated appliances and has an impressive Kitchen Island with space for dining and socialising. There is a useful Utility room off the Hallway and a downstairs WC.





To the First Floor there are two spacious Double Bedrooms, the principal having a contemporary En-suite Shower Room and a second Bedroom being served by the Family Bathroom.

Both the Ground floor and the First floor are warmed by Underfloor heating.

Externally, the southwest facing rear Garden is mainly laid to lawn, edged with raised stone planters surrounding a paved patio and contemporary water feature at the end of the lawn. A brick built outdoor kitchen/bar also provides storage for any garden equipment and BBQ. Altogether, providing a low maintenance garden perfect for entertaining and relaxing.

To the front of the property the gated driveway leads to the single Garage and provides parking for several cars. It is currently gravelled, providing the new owner with the opportunity to finish the drive to their own taste if they so wish.

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 E - Amount payable for 2025/2026 is 2592.13

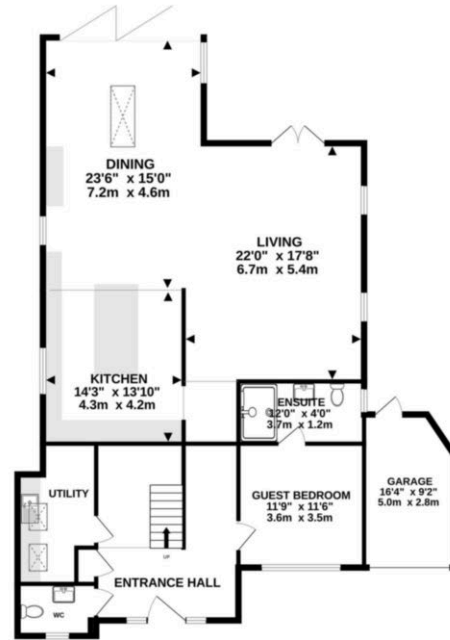
TENURE

The Title is currently not registered in the Vendors name, please ask the Agent for more information.

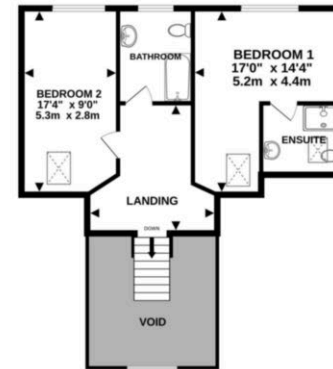
POSTCODE

WA15 0RS

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 2088 sq.ft. (194.0 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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