



**GASCOIGNE
HALMAN**

CLEVELAND ROAD, HALE, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



CLEVELAND ROAD, HALE, ALTRINCHAM

£710,000

A traditional extended four Bedroom family home, within easy reach of Hale Village and Altrincham Town Centre with their extensive amenities. With two Reception Rooms, open plan Kitchen Diner, Four Bedrooms, Garden and off-road driveway parking it offers a perfect space for family life.

Entering the property across the driveway, the Ground Floor accommodation comprises of Entrance Porch and Reception Hall with storage, leading to the Lounge with bay window overlooking the front elevation, with leaded detail Double Glazed window. The Sitting Room towards the rear opens into the Dining area with views out to the Garden beyond, through the bifold doors which open out onto a decked area, perfect for dining and entertaining.

The Dining area is also open to the Kitchen with modern, fitted White Kitchen units with integrated appliances and topped with wooden worktops.





To the first floor, there are three good sized Bedrooms and family Bathroom, with modern white suite and chrome fittings. To the second floor the loft conversion houses the master Bedroom with French Glazed doors overlooking the garden, with Juliette balcony. There is also a dedicated En-Suite Bathroom and eaves storage.

Outside, there is a well-proportioned garden to the rear, mainly laid to lawn, with well stocked borders surrounding it. There is a shed outbuilding with power at the end of the garden, which provides flexible options for additional storage or perhaps even conversion to a garden office. The driveway offers off-road parking for several cars.

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

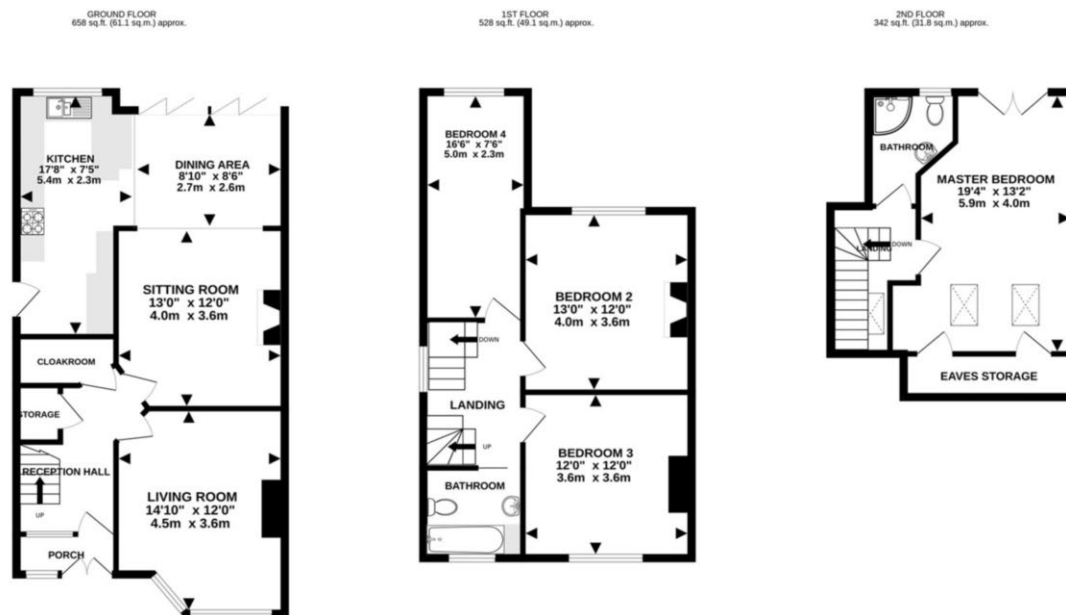
Trafford Borough Council Tax Band D - Amount payable for 2025/2026 is £2120.84

TENURE

Freehold

POSTCODE

WA15 8AY



TOTAL FLOOR AREA : 1528 sq.ft. (142.0 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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