



**GASCOIGNE
HALMAN**

TANYARD DRIVE, HALE BARNES

THE AREAS LEADING ESTATE AGENT



TANYARD DRIVE, HALE BARNS

£900,000

A Four Bedroom detached house which has been extended to offer versatile accommodation, with two Garage spaces and driveway parking for several cars, in the sought after location of Hale Barns. The property would benefit from some upgrading throughout, subject to the necessary planning consents. Set back from the road there is a low maintenance garden and driveway to the front and generous lawned garden to the rear.





A chain free detached 4 bedroomed house set back from the road in the prestigious location of Hale Barns. The property offers versatile accommodation arranged over 2 floors ideal for families.

On the ground floor, an enclosed entrance porch leads to a hallway with under stairs storage. There is a recently decorated large lounge to the front and a separate recently decorated spacious dining room to the rear with a substantial single pane window providing expansive views overlooking the rear garden. A good sized kitchen is fitted with integrated appliances along with storage and there is an adjacent downstairs WC. On the first floor, there are 4 good sized bedrooms all with plenty of natural light and a contemporary family bathroom with Villeroy and Boch hardware. There are 2 separate attic spaces that could provide further accommodation subject to planning consent.

There is double glazing throughout and newly installed Axminster wool carpets in the hallways, stairs and downstairs room. The property has an alarm system and also benefits from a recently modernised central heating system fitted by British Gas with new Vaillant boiler, radiators and water pipes throughout the whole house, and a Smart Hive system enabling remote use.

The generous sized private rear garden has a central island and beautiful plants as well as apple and plum trees. There is a sizeable front garden along with ample off-road parking for many cars. The property also boasts unobstructed views to the front. There is an integral garage to the front and a separate larger detached garage to the rear.

The property is suitable to move into immediately offering exceptional flexibility for family life or working from home but considering the good plot size of circa 0.2 acres also has wonderful scope for extension or new development (subject to planning consent).

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

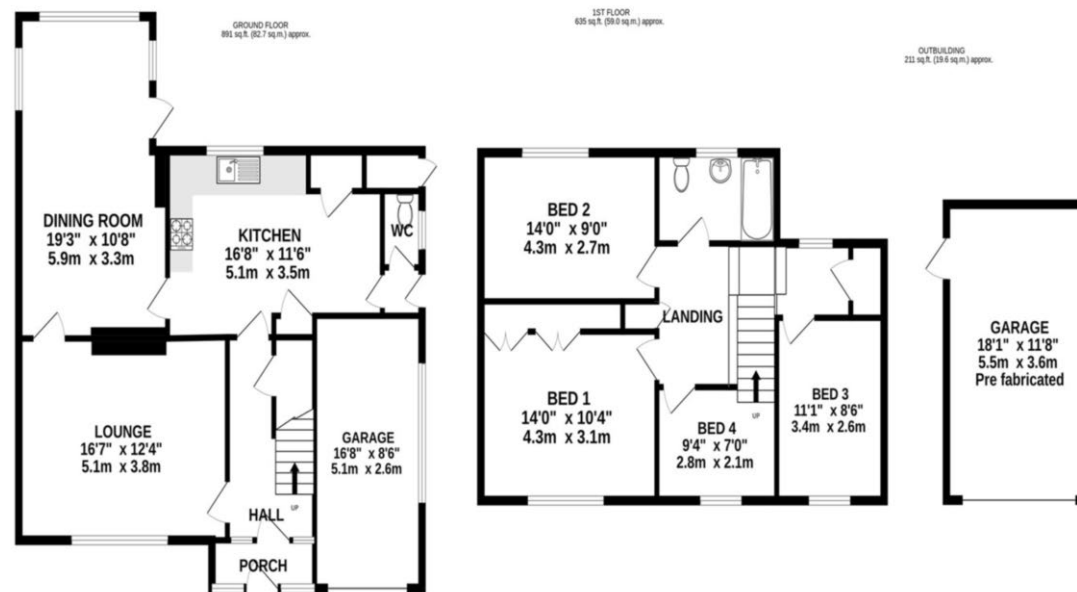
Trafford Borough Council Tax Band G - Amount payable for 2025/2026 is £3534.72

TENURE

Freehold

POSTCODE

WA15 0BS



TOTAL FLOOR AREA : 1737 sq.ft. (161.4 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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