



**GASCOIGNE
HALMAN**

GARDEN FLAT, HALE ROAD, HALE

THE AREAS LEADING ESTATE AGENT



GARDEN FLAT, HALE ROAD, HALE

£475,000

A superb two bedroom garden flat with its own private access, parking and patio area.

Situated in a prime location within walking distance of both Hale Village and Altrincham, this spacious lower ground floor apartment forms part of an attractive semi-detached period property. Offering more than 1,200 sq. ft. of well-proportioned living space, it combines comfort with convenience.

The property benefits from its own private entrance and designated off-road parking accessed via Hale Road. Two delightful private terrace areas provide peaceful outdoor space, perfect for relaxing or entertaining.





Inside, the accommodation includes a generous dining kitchen fitted with contemporary appliances and bi-fold doors that open to the front patio area, and a bright, bay-fronted lounge that serves as the heart of the home. An inner hallway leads to the good-sized master bedroom, which features a modern en-suite shower room. A second spacious double bedroom has an external door giving access to a small rear courtyard area. There is a separate shower room for convenience making this home ideal for professionals, couples, or those downsizing.

This property is offered with no onward chain, making for a smooth and stress-free purchase.

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 C - Amount payable for 2025/2026 is £1885.16

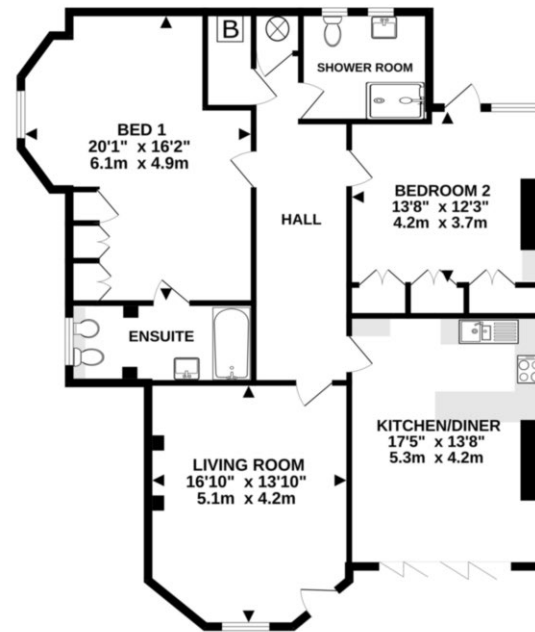
TENURE

Managed Freehold - Lease of 999 years from 2007. No service charge.

POSTCODE

WA15 8RU

GROUND FLOOR
1208 sq.ft. (112.3 sq.m.) approx.



TOTAL FLOOR AREA: 1208 sq.ft. (112.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other built-in features are approximate and no responsibility is taken for any errors, omissions or misstatements. 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.
Made with floorplan 02/05

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

HALE OFFICE

**GASCOIGNE
HALMAN**