



**GASCOIGNE
HALMAN**

TEWKESBURY AVENUE, HALE, EPC: C / COUNCIL
TAX: D

THE AREAS LEADING ESTATE AGENT



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£520,000

An attractive Semi-Detached family home, located in Hale close to excellent schools and transport links. Three main Reception areas, three Bedrooms and a family Bathroom. Paved driveway providing off road parking to the front and lawned garden to the rear.

This spacious and well-presented semi-detached property is located in a popular residential area in Hale and lies within the catchment area of leading local primary and secondary schools. The accommodation is arranged over two floors and is an ideal family home.





The ground floor has an enclosed Porch, Hallway with stairs leading to the first floor, Living Room with bay window to the front and separate Sitting Room, which could also be utilised as a Playroom/Snug/Office. To the rear there is an open plan Kitchen/Dining Room with contemporary cream gloss units, integrated appliances and doors giving direct garden access. A Utility room with cloaks/WC completes the ground floor accommodation.

To the first floor there are three bedrooms and a family Bathroom with white suite, including Bath and fully tiled Shower enclosure. Outside there is a Garden to the rear with mature foliage and shaped lawn. There is off road parking to the front of the property.

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

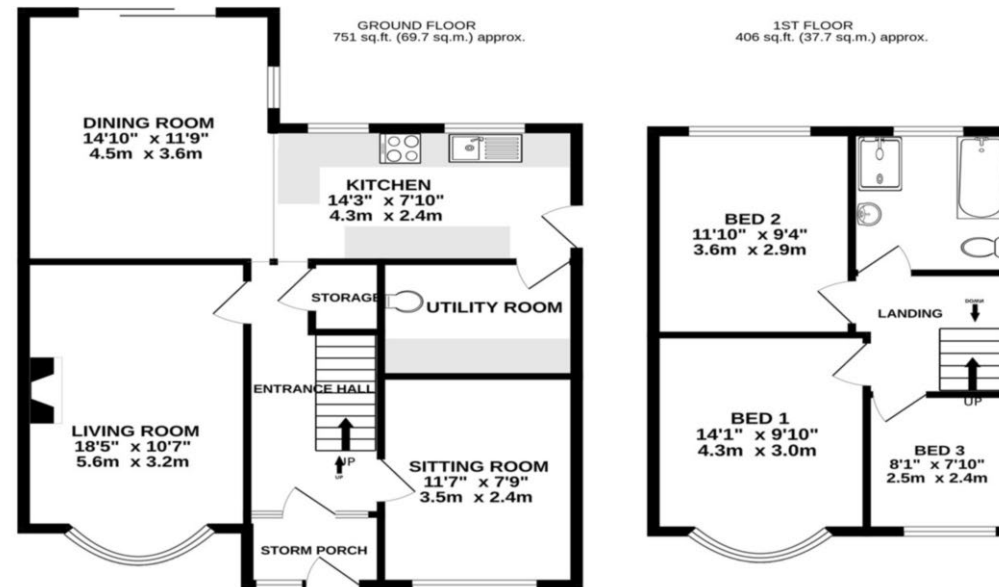
Trafford Borough Council Tax Band D - Amount payable for 2025/2026 is £2120.84

TENURE

Freehold

POST CODE

WA15 8PN



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HALE OFFICE

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