



**GASCOIGNE
HALMAN**

HOLLY GRANGE, LANGHAM ROAD, BOWDON

THE AREAS LEADING ESTATE AGENT



HOLLY GRANGE, LANGHAM ROAD, BOWDON

£1,250,000

A spacious four-bedroom detached family home offering versatile accommodation, set on a generous plot with ample parking, located close to the sought-after Hale Village. The property presents excellent potential for refurbishment and enhancement.

This unique detached residence is one of only seven individually designed homes in an exclusive development built in the late 1970s. Arranged over four split levels, the property offers flexible living space ideal for family life or multi-generational living.

The ground floor features a welcoming kitchen/diner with two sets of double doors opening onto the rear garden, a separate sitting room, a formal dining room, and a ground floor WC. A half-level staircase leads to a spacious lounge with sliding doors opening to a balcony that overlooks the beautifully landscaped rear garden.





On the first floor, there are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, as well as a family bathroom. The lower ground floor, accessed via a staircase from the hallway, provides internal access to the double garage and leads to an additional room suitable as a fifth bedroom or study. This space also benefits from a utility/kitchenette, WC, and direct access to the rear garden - perfect for independent guest accommodation or a home office suite.

The property sits on a generous 0.35-acre plot (including the side grass verge and section of the road as outlined in the title plan), with a broad frontage featuring a lawned garden and driveway offering parking for at least four vehicles, in addition to a double garage. The rear garden is a standout feature, mainly laid to lawn with a mature tree-lined backdrop and a spacious paved patio, providing an ideal setting for outdoor living and entertaining.

Lovingly maintained by the current owner, this home now offers a rare opportunity for renovation and personalisation. Internal viewing is highly recommended to appreciate the space, setting, and potential on offer.

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

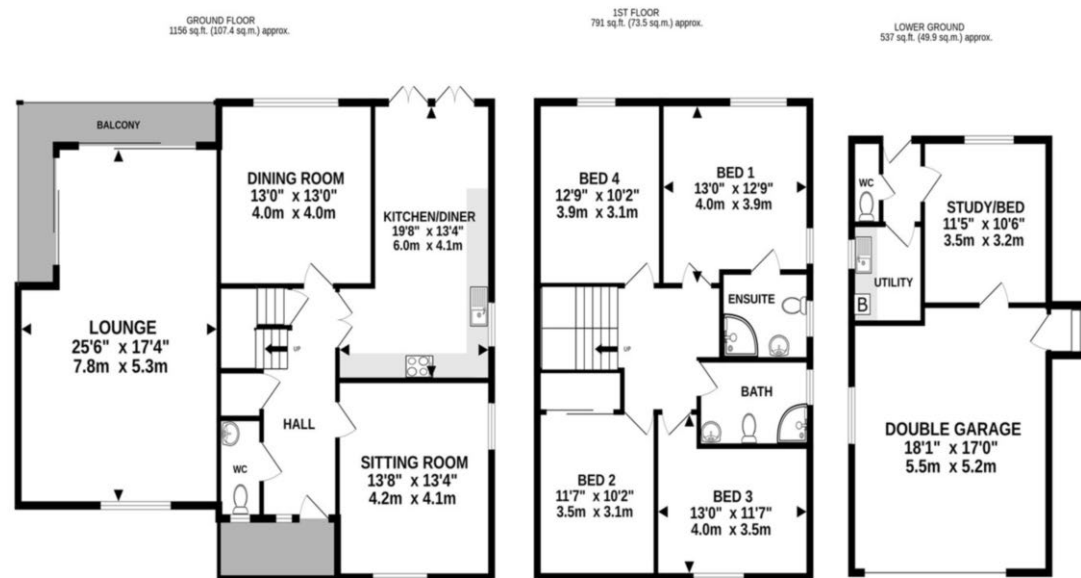
Trafford Borough Council Tax Band G - Amount payable for 2025/2026 is £3534.72

TENURE

Freehold

POSTCODE

WA14 2HU



TOTAL FLOOR AREA : 2484 sq.ft. (230.8 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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