



**GASCOIGNE
HALMAN**

HAIGH LAWN, ST. MARGARETS ROAD, BOWDON

THE AREAS LEADING ESTATE AGENT



HAIGH LAWN, ST. MARGARETS ROAD, BOWDON

£525,000

A beautifully renovated two Bedroom Ground Floor Apartment with enclosed private Patio area and Garage, within the popular Haigh Lawn Development. With Communal Gardens, set back from the road and situated within easy access of Hale Village and Altrincham Town Centre, the property is offered for sale with No Onward Chain.



The well-proportioned accommodation is entered through a good-sized Hallway, with storage and a separate WC. The open plan Principal Reception room is divided into two distinct living areas. The Kitchen/Dining Room is fitted with an extensive range of contemporary off-white units with integrated appliances and opens directly onto the spacious Lounge area which has feature bay window and part glazed door leading to the private Patio area. The Lounge is fitted with built in shelving and media wall which adds to the sense of space and there is a stylish feature Fireplace. The Living areas and Hallway are newly fitted with solid flooring throughout.



The Principal Bedroom is fitted with a generous range of built-in Wardrobes and Media/Storage wall and opens into a wide bay window. There is a further second Bedroom and both are served by a spacious and contemporary, newly fitted Family bathroom. The bedrooms are newly fitted with neutral-coloured carpets.

Haigh Lawn stands in well-tended communal gardens, which are mainly lawned with mature shrubbery and trees.

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

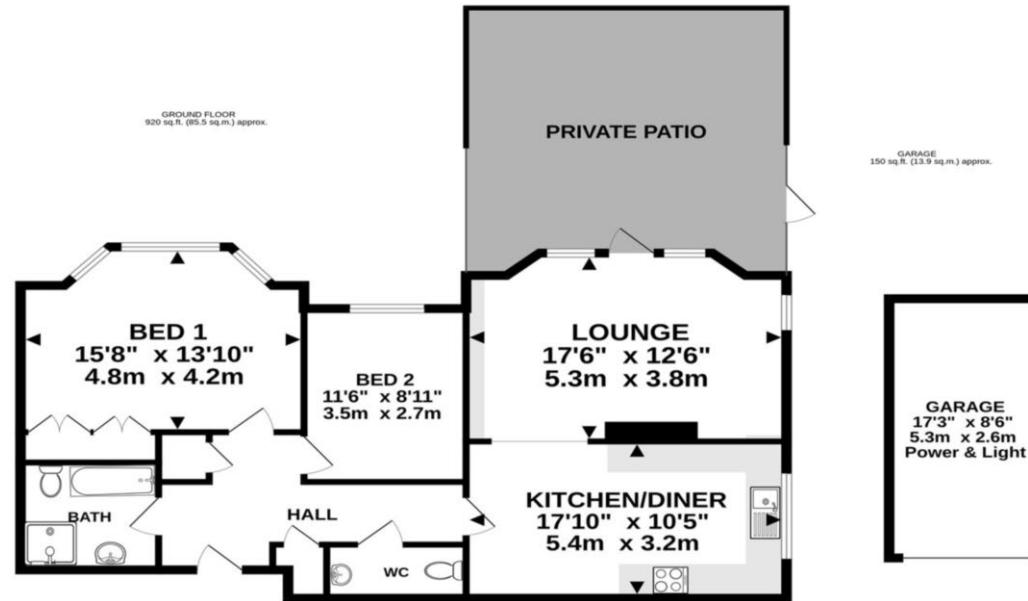
Trafford Borough Council Tax band E - Amount payable for 2025/2026 is £2592.13

TENURE

Leasehold - Lease of 999 years from 1 January 1983 - Lease remaining 957 years

POSTCODE

WA14 2AP



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 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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