



**GASCOIGNE
HALMAN**

EASTDALE, 8 THE AVENUE, HALE

THE AREAS LEADING ESTATE AGENT



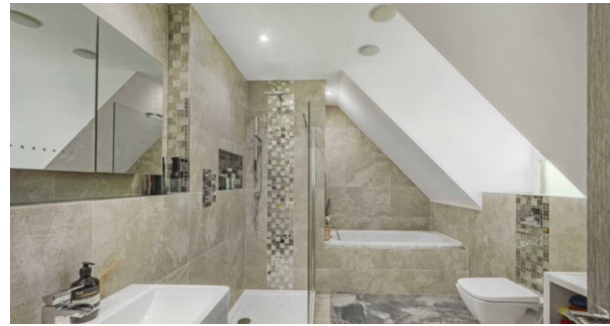
EASTDALE, 8 THE AVENUE, HALE

£1,100,000

Welcome to this fabulous top floor apartment, offering the perfect balance of style, space and convenience. Situated on a desirable road just off Arthog Road, with direct lift access, this spacious three Bedroom, three Bathroom residence combines luxury living with everyday practicality.

Step into a generous Dining Hall that creates a warm and inviting first impression, ideal for entertaining or family gatherings. The home features two private Balconies, providing open views and the perfect space to enjoy morning coffee or unwind in the evening.

The Breakfast Kitchen is well equipped with a range of contemporary units and a central island with ample space for seating providing a sociable hub of the home. A fully glazed wall opens out onto the largest of the two Balconies, which faces South West to take advantage of the afternoon and evening sun.



Each of the Bedrooms has been thoughtfully designed to make the most of natural light and with built-in storage - two of the Bedrooms include En-suite Bathrooms for added comfort and privacy. There is also a further family Shower room and the apartment features abundant built-in storage throughout, ensuring clutter-free living.

With quality finishes and well-planned layout, this top floor home offers a unique blend of comfort and sophistication - perfect for families, professionals or downsizers, in fact anyone seeking an elevated lifestyle.

Externally, the development is approached via a remote controlled Gated Entrance with reserved residents parking and a parking space within a Garage Block to the rear.

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

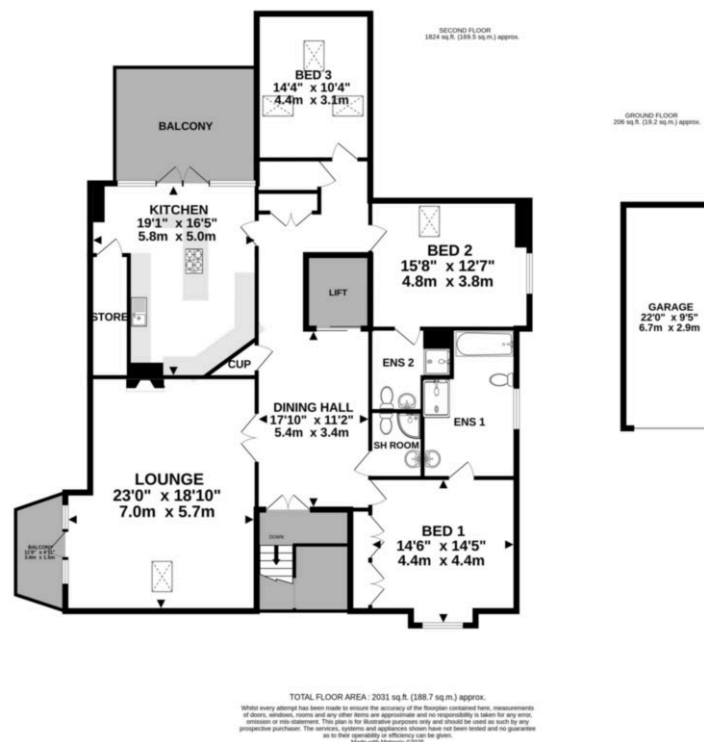
Trafford Borough Council Tax Band G - Amount payable for 2025/2026 is £3534.72

TENURE

Leasehold - 999 years from 1 January 2001

POSTCODE

WA15 0LX



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HALE OFFICE

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