



**GASCOIGNE
HALMAN**

PARK ROAD, HALE

THE AREAS LEADING ESTATE AGENT



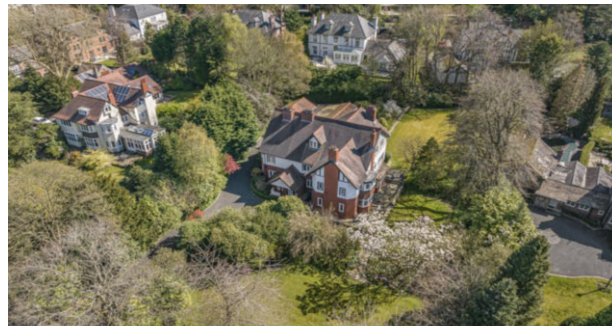
PARK ROAD, HALE

Offers Over £2,000,000

We are proud to present for sale this exceptional and much-loved detached, period family residence beautifully positioned on a generous plot of over 0.75 acres. Nestled in a sought-after, well established residential area, the property is discreetly set back from the road and framed by expansive and secluded gardens. Approached via a private, gated driveway which opens out to give access to ample parking for several cars and a Double Garage.

This distinguished family home is being offered for sale for the first time in over 40 years. While it would benefit from some updating and modernisation, it presents an exciting opportunity to renovate and personalise into a truly stunning family residence.

Retaining a wealth of period character and spacious, flexible living accommodation arranged over four floors, the home includes three elegant Reception Rooms, each featuring large bay windows and high ceilings and there is a dedicated study. The Breakfast room opens out onto a large Leisure suite overlooking the gardens, complete with Sauna and Shower room.



To the first floor a generous landing leads to four spacious Double Bedrooms. The Principal Bedroom benefits from its own Ensuite and Walk-in Wardrobe. A family Bathroom also serves this floor.

To the second floor a further three Bedrooms and another Bathroom offer plenty of space for larger families or guests. The Cellar level includes two main chambers, with additional storage rooms and a WC on this level.

Outside the property is surrounded by expansive and well maintained lawned gardens, with mature trees, shrubs and richly stocked borders, creating a peaceful and private setting.

Offered with no onward chain, this rare and impressive residence must be viewed to fully appreciate the full potential and scale of this magnificent family home.

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

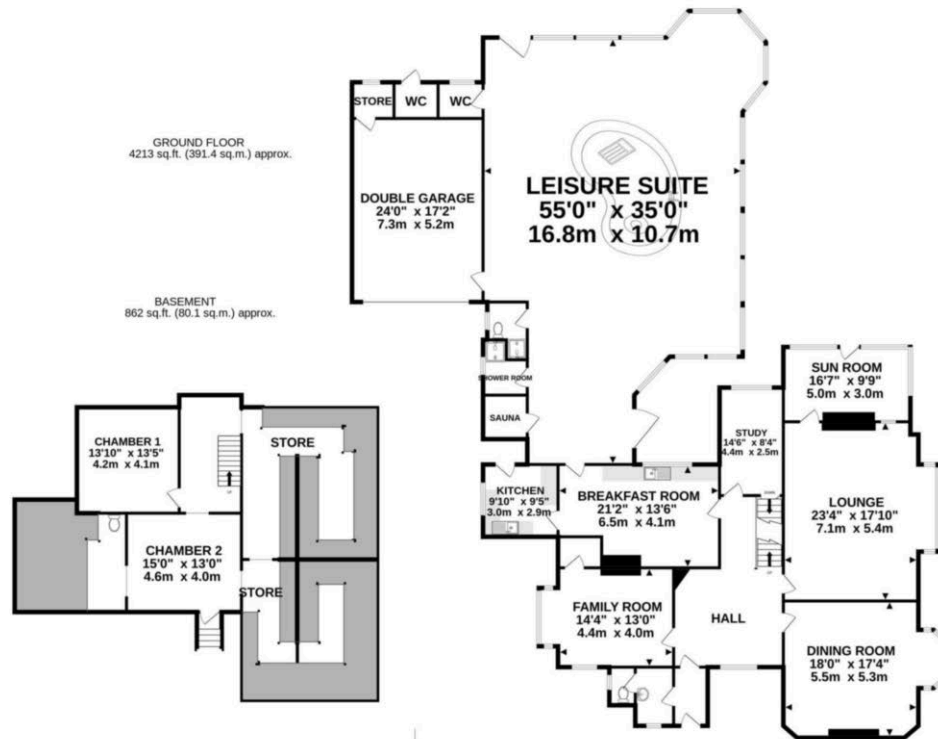
Trafford Borough Council Tax Band H - Amount payable for 2025/2026 is 4241.68

TENURE

Freehold

POSTCODE

WA15 9JW



TOTAL FLOOR AREA : 7733 sq.ft. (718.4 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

