



**GASCOIGNE
HALMAN**

CARRWOOD, HALE BARNES, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



CARRWOOD, HALE BARNES, ALTRINCHAM

£1,750,000

Nestled on one of the most prestigious and highly sought-after roads in Hale Barnes, this impressive Five Bedroom family home offers four versatile Reception rooms and a spacious driveway with parking for several cars. The generous Garden and the location offer the perfect blend of privacy and connectivity.

The ground floor features a welcoming Entrance Hall leading to a large Kitchen with adjoining informal Dining space and glazed french doors leading out to the garden. The four Reception rooms offer flexible accommodation, including a spacious Lounge opening into the Dining Room to the rear of the property, ideal for entertaining or relaxing. A Conservatory also overlooking the rear garden provides a space to sit and enjoy the garden, whatever the weather.





Upstairs, the first floor has five well-proportioned Bedrooms, two of which have En-suite Bathrooms, with a Family Bathroom serving the remaining bedrooms.

Outside, the south facing rear Garden is surrounded by mature trees and planting, providing a private and secluded retreat. Overall the property sits in just under half an acre, offering space for the whole family to enjoy.

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

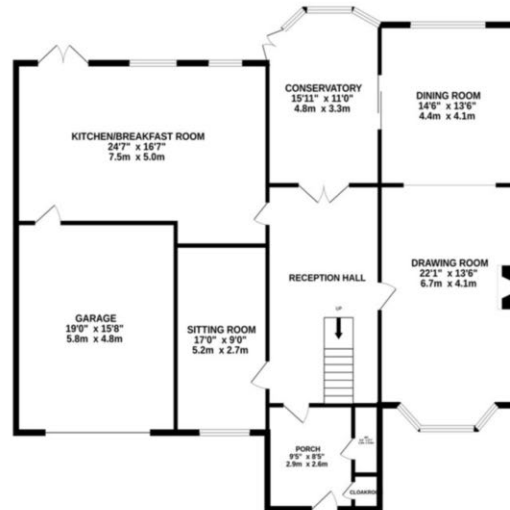
TENURE

Leashold - 99 years from 2018

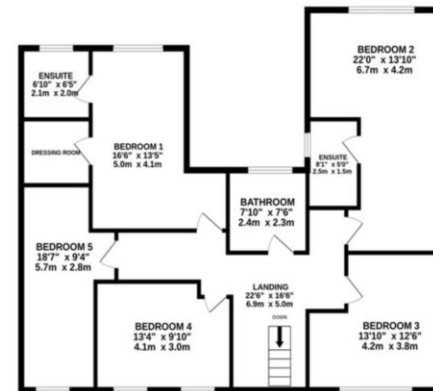
POSTCODE

WA15 0ES

GROUND FLOOR
1788 sq.ft. (166.1 sq.m.) approx.



1ST FLOOR
1216 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA: 3005 sq.ft. (279.1 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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