



**GASCOIGNE
HALMAN**

CARLTON ROAD, HALE

THE AREAS LEADING ESTATE AGENT



CARLTON ROAD, HALE

£1,295,000

An extended, much improved and well-presented four-bedroom detached family home. Good size garden, gated driveway and garage.





Extended and improved family home

Spacious accom over 2,500 sq.ft

Superb open plan kitchen

Four double bedrooms plus ensuite

1/4 acre landscaped private garden plot

Popular residential location



CARLTON ROAD, HALE

DESCRIPTION

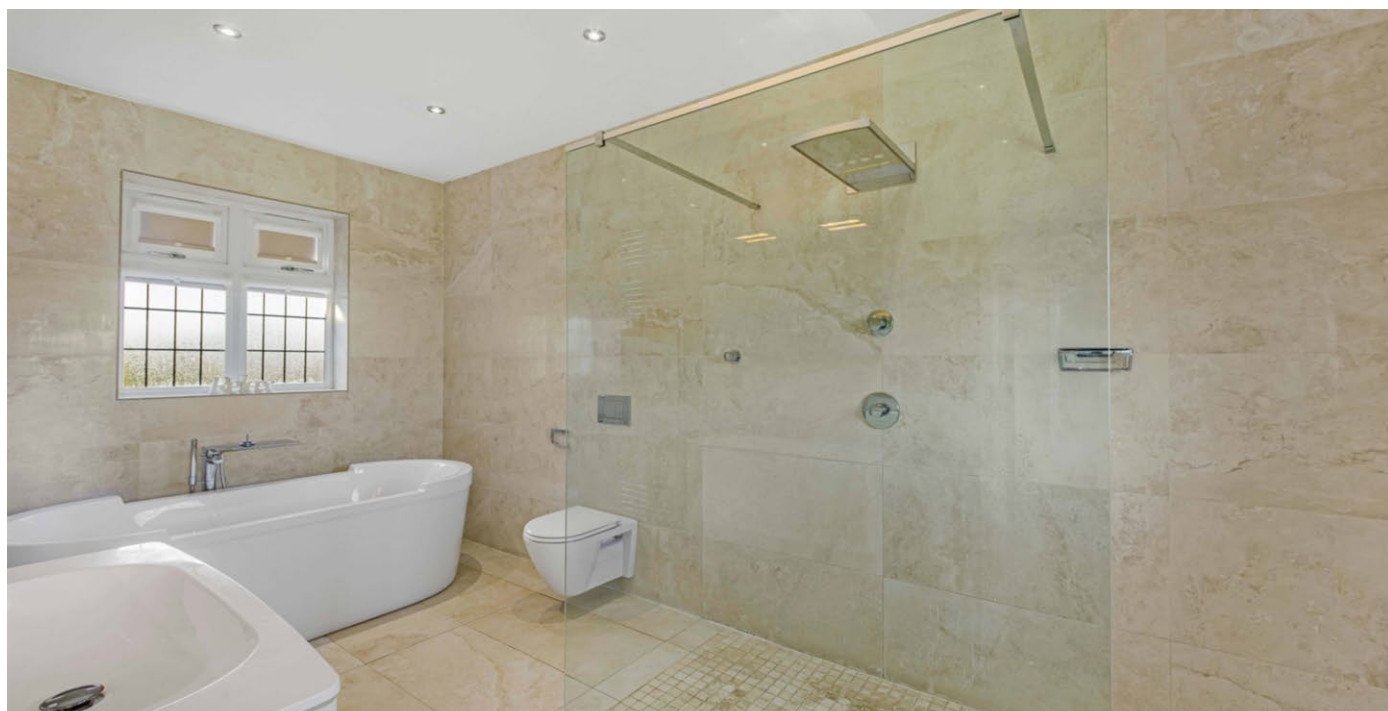
A superb and stylish detached family home, extensively extended and fully refurbished by the current owners to create a property ready to move straight into. Offering approximately 2,500 sq ft of beautifully appointed accommodation, the house is arranged over two floors with a contemporary layout ideal for modern family living.

The ground floor features a welcoming reception hall leading into a stunning open-plan living kitchen diner, fitted with a comprehensive range of units, a large central island, and bi-fold doors opening directly onto the garden. A separate formal lounge with a bay window provides an elegant retreat, while a study offers a useful space for home working. Completing the ground floor is a WC, a side hallway with access to a utility room, and a generous 20 ft garage with an electric door.

Upstairs, a spacious landing leads to the luxurious principal suite, complete with a walk-in wardrobe and a large en-suite bathroom. There are three further well-proportioned double bedrooms, served by a stylish family bathroom.

Set within beautifully maintained grounds of approximately a quarter of an acre, the property is approached via electric gates opening to a substantial driveway that provides ample off-road parking and access to the attached garage. To the rear, the private garden is mainly laid to lawn with mature hedgerow borders, complemented by a paved patio ideal for outdoor entertaining.







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.

POSTCODE

WA15 8RL

TENURE

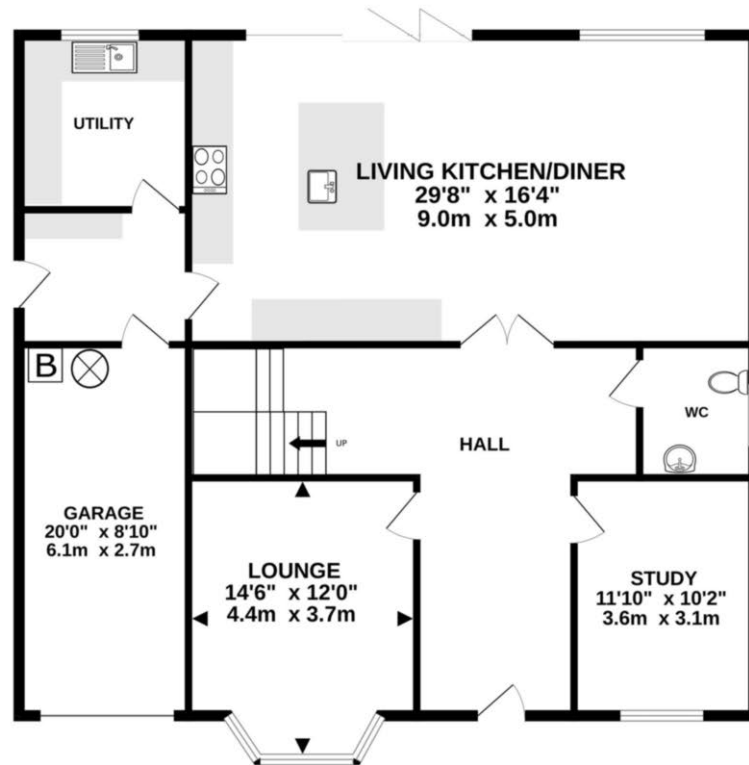
Freehold

LOCAL AUTHORITY

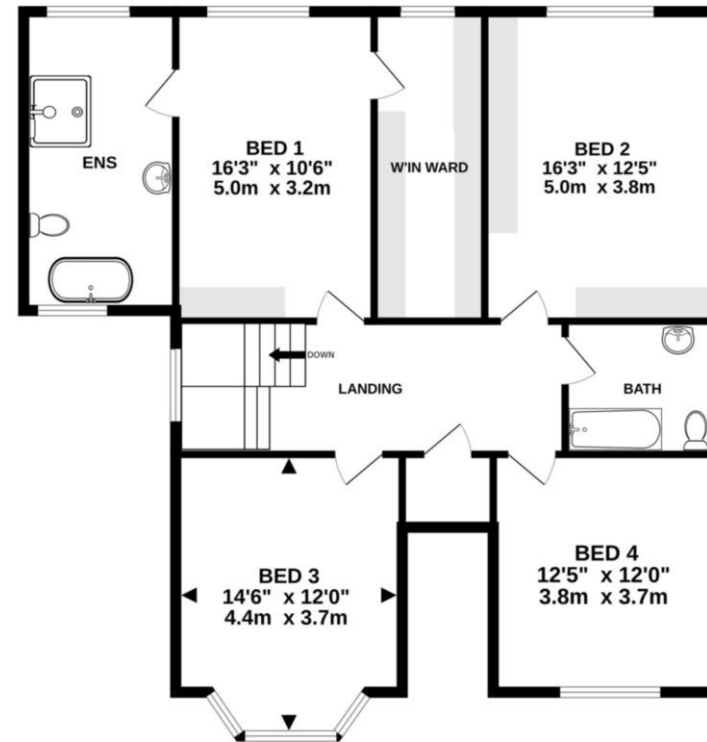
Trafford Borough Council. Tax band G. Amount payable for 2025/2026 is £3534.72.



GROUND FLOOR
1418 sq.ft. (131.7 sq.m.) approx.



1ST FLOOR
1140 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA : 2558 sq.ft. (237.6 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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