



**GASCOIGNE
HALMAN**

KNUTSFORD VIEW, HALE BARNES, COUNCIL TAX
BAND: D / EPC RATING: D

THE AREAS LEADING ESTATE AGENT



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Offers Over £425,000

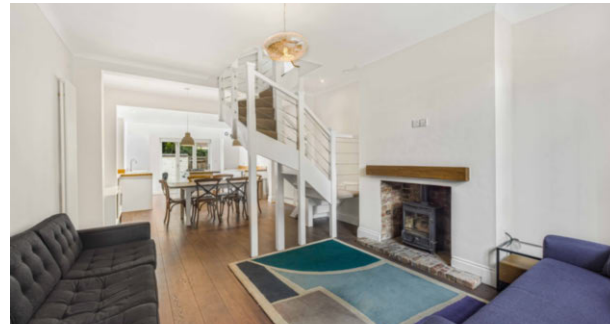
A delightful period cottage offering deceptively spacious accommodation arranged over three floors, a stylish and characterful Victorian home in a charming setting.

This beautifully renovated Victorian terrace cottage has been thoughtfully improved by the current owner to create a stylish and unique home full of character features. The accommodation is arranged over three floors and designed to make the most of space and natural light.

The open-plan ground floor includes a welcoming lounge area to the front, featuring a fireplace with a cast-iron log burner. The open staircase leads to the first floor, while to the rear there is a dining area and a modern fitted kitchen with an island unit, integrated appliances, and bifold doors opening onto the rear courtyard. A vaulted ceiling with two Velux windows enhances the sense of light and space.

On the first floor, there is a spacious double bedroom to the front with an en-suite shower room, a second bedroom, and a separate main shower room. A staircase from the landing leads to the loft conversion, providing a versatile additional room, ideal as a third bedroom, study, or living space.





Externally, the rear courtyard is enclosed and paved, with a gate leading to a rear pathway. To the front, the property enjoys a long lawned garden with a paved pathway, enclosed by mature hedgerows and a gate.

Situated one in from the end of an attractive and well-known terrace known as Knutsford View, the property enjoys a peaceful, leafy setting tucked away off Hale Road. This delightful backwater offers both privacy and convenience, with pedestrian access to the front and rear, and close proximity to local shops and amenities.

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

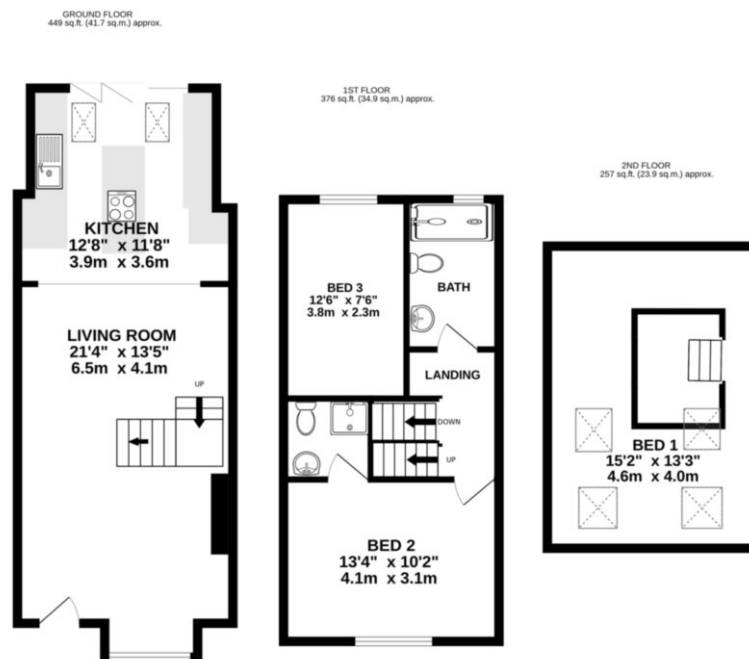
Trafford Borough Council Tax Band D. Amount payable for 2025/26 is £2120.84

TENURE

Freehold

POSTCODE

WA15 8SU



TOTAL FLOOR AREA: 1081 sq.ft. (100.5 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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