



**GASCOIGNE  
HALMAN**

HALE ROAD, HALE BARNES, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT



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## HALE ROAD, HALE BARNES, ALTRINCHAM

**£1,650,000**

A Five Bedroom and three bathroom detached family home set in an exceptionally private and secure setting on a plot of just under an acre.







## DESCRIPTION

An attractive country-style detached family home believed to be built in the 1930's. Offering spacious and well-proportioned accommodation over two floors a detached family home set in an exceptionally private and secure setting on a plot of just under an acre. Offering a tremendous opportunity for refurbishment or knock down and redevelopment.

A rare opportunity to acquire a substantial detached family residence set within a magnificent 0.95-acre plot. Backing onto open fields and the Hale Barns Cricket Club, this property offers a level of scale and privacy seldom found in a single plot. While the existing 3,000 sq. ft. home requires modernization, it serves as a stunning canvas for renovation or a development project.

Approached via a long, sweeping driveway, the property is set deep within its plot, providing a sense of seclusion and extensive off-road parking. The house sits centrally, framed by a deep, wide frontage and a screen of mature trees.

The current home is characterized by its attractive rustic brick elevations and thoughtful layout. The ground floor features three well-proportioned reception rooms, a breakfast kitchen, and a utility room. Enhancing the living space are two versatile rooms, currently configured as a home gym and games room.

The first floor hosts five bedrooms served by two bath/shower rooms. This includes a generous principal suite featuring a dedicated dressing room and an en-suite shower room.

The rear gardens are a standout feature, laid principally to lawn and housing both an outdoor swimming pool and a tennis court. The grounds offer a picturesque, unobstructed backdrop over neighboring fields and the cricket club.

In addition to its appeal as a renovation project, the property is offered with outline planning permission for two detached houses.

## 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.

## TENURE

Freehold

## LOCAL AUTHORITY

Trafford Borough Council Tax Band G

## POSTCODE

WA15 8XX



**TOTAL FLOOR AREA : 3058sq.ft. (284.1 sq.m.) approx.**

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