



**GASCOIGNE
HALMAN**

KIMBERLEY HOUSE, BOLLINWAY, HALE

THE AREAS LEADING ESTATE AGENT



KIMBERLEY HOUSE, BOLLINWAY, HALE

£2 Million

An extensive, modern detached family home extending to around 4000 sq. ft. and positioned at the end of a quiet cul-de-sac, in a very desirable residential location in Hale. Arranged over two floors with four main reception rooms, fully fitted kitchen/breakfast room, six bedrooms and four bath/shower rooms. Secure gated driveway providing ample off road parking and leading to the attached double garage. Landscaped gardens to three sides extending to approximately 0.4 of an acre.





A beautiful modern family home extending to approximately 4000 sq ft and set within a secure gated plot of around 0.4 of an acre. The property comprises of an attractive hallway with cloaks/WC leading to a dual aspect lounge with direct garden access. There are three further reception rooms all with views over the private rear garden and a fully fitted kitchen/breakfast room complete with a range of cabinetry and integrated appliances, with utility room adjacent and additional WC. To the first floor the principal bedroom and the guest bedroom both have en-suite bathrooms with the further four bedrooms served by a Jack and Jill bathroom and shower room. Externally the property has a gated entrance leading to ample off road parking and an attached double garage. The gardens are a selling feature of the property extending to three side with extensive lawned area and paved patio to the rear.

DIRECTIONS

From our Hale Office travel along Westgate to the end of the road, turning right onto Broomfield Lane and right again onto Hale Road. Continue along passing the cemetery on the right hand side and proceed through the traffic lights at Park Road in the direction of Hale Barns. Take the third turning on the right down Broad Lane and at the bottom just as Broad Lane turns sharp left into Hawley Lane continue straight over into Bollinway. Travel to the end of Bollinway taking the left hand turn and Kimberley House can be found clearly marked at the entrance to the property.

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 0PB

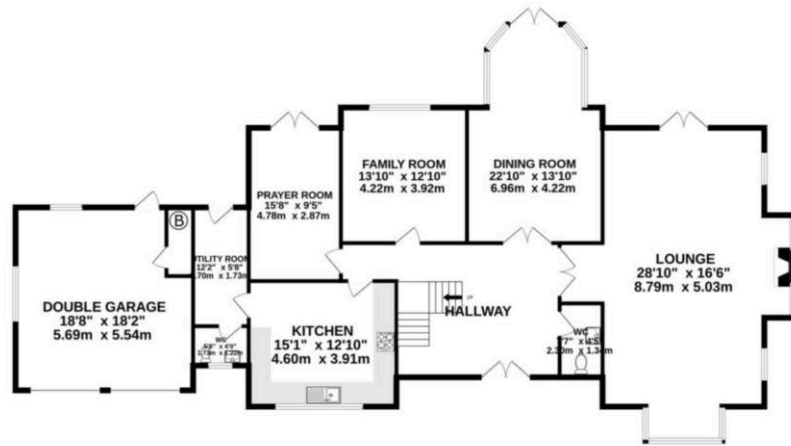
TENURE

We believe the property to Freehold. Subject to solicitors verification.

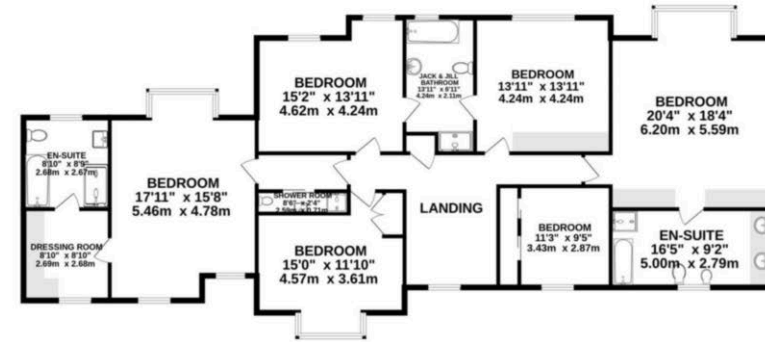
LOCAL AUTHORITY

Trafford Borough Council. Tax band H. Amount payable for 2023/2024 is £3756.16

GROUND FLOOR
2069 sq.ft. (192.2 sq.m.) approx.



1ST FLOOR
1933 sq.ft. (179.6 sq.m.) approx.



TOTAL FLOOR AREA : 4002 sq.ft. (371.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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