



**GASCOIGNE
HALMAN**

WILTON DRIVE, HALE BARNES

THE AREAS LEADING ESTATE AGENT



WILTON DRIVE, HALE BARNES

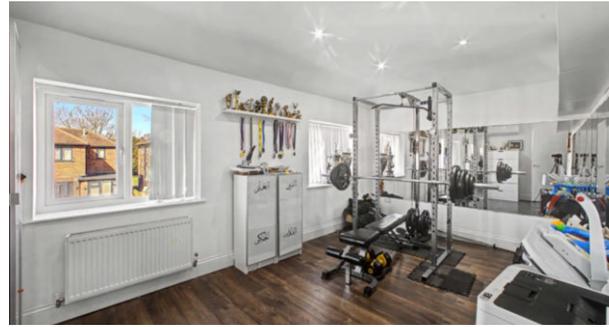
£825,000

This secure, four-bedroom detached family home is perfectly positioned on a private corner plot, just a short walk from the heart of Hale Barns Village Centre

Set behind secure gates on a corner plot, this impressive four bedroom detached home presents a welcoming and spacious environment, ideal for modern family living. Upon entry, a large entrance porch provides a practical and inviting introduction to the property.

The ground floor boasts a superb open plan layout, seamlessly connecting the lounge, family/dining areas and kitchen, creating a sociable and versatile space for both relaxation and entertaining.

Patio doors seamlessly link the living area to the outdoors, while bay windows in the kitchen and lounge flood the rooms with natural light and offer attractive outlooks. The kitchen is well-appointed with integrated appliances, ensuring a streamlined and functional workspace, and is complemented by a separate utility room for added convenience. A downstairs wc is also provided on this level.



Upstairs, the accommodation comprises three generous double bedrooms and a further single bedroom, making the home suitable for growing families or those seeking flexible use of space for a home office or guest room. The master bedroom benefits from a bay window and its own ensuite shower room, while the remaining bedrooms are served by a stylish main bathroom. Air conditioning units are installed in the lounge, master bedroom and an additional bedroom, ensuring comfort throughout the year. The property enjoys excellent privacy, being enclosed by timber fencing and mature privet hedging (providing a peaceful retreat from the outside world). There is a covered shed area behind the house, offering useful storage options for bikes, tools or other household items. With its thoughtful layout, high-quality finishes and desirable features such as bay windows, air conditioning and integrated appliances, this home is perfectly suited to those seeking a secure, comfortable and contemporary residence in a sought-after location.

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

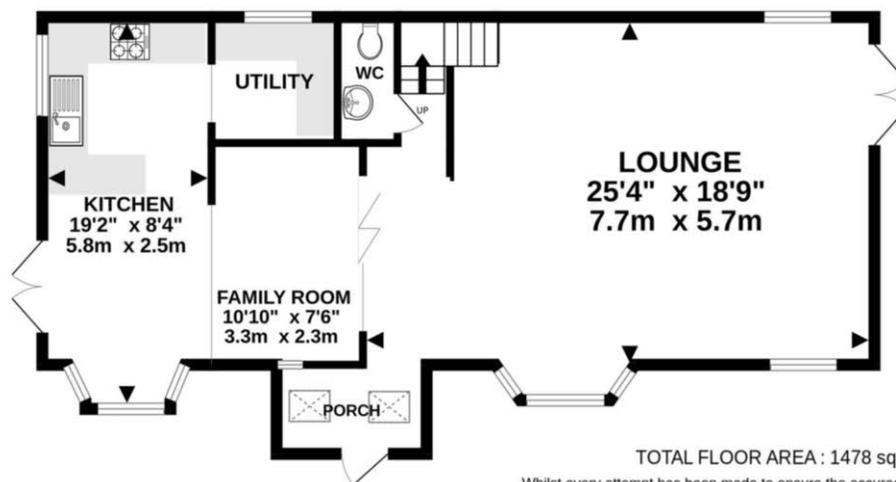
LOCAL AUTHORITY

Trafford Borough Council. Tax Band E.

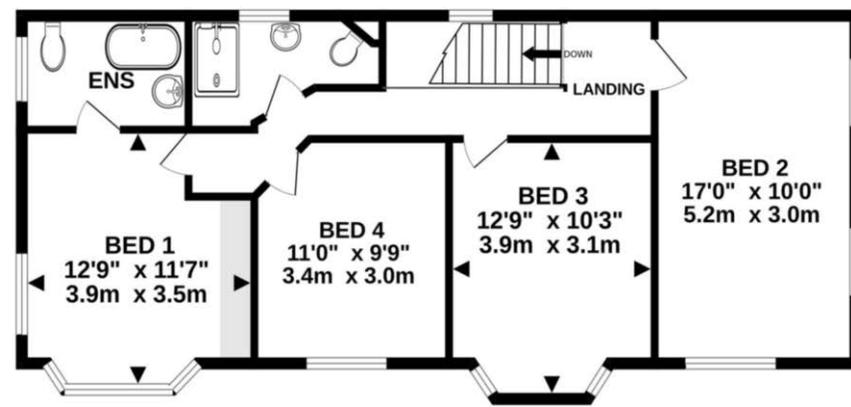
POSTCODE

WA15 0JF

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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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