



GASCOIGNE HALMAN

PARK ROAD, HALE

THE AREAS LEADING ESTATE AGENT



PARK ROAD, HALE

£1,395,000

A spacious and beautifully presented detached family home set within a superb mature garden plot of over a quarter of an acre.

This traditional five-bedroom residence has been thoughtfully improved by the current owner to create a well-proportioned and versatile family home, ideal for modern living.

Upon entering, you are welcomed by a generous and impressive reception hallway, featuring a staircase to the first floor and access to a ground floor WC. The main lounge, extending nearly 30 feet in length, is an excellent space for entertaining and enjoys direct access to the rear garden.

In addition, there are two further reception rooms, a formal dining room and a comfortable sitting room, both of which flow seamlessly into the open-plan kitchen/diner, forming a practical and sociable living space for the whole family. The kitchen is well-equipped with an extensive range of fitted units, integrated Miele appliances, and french doors opening directly to the garden. A Utility room equipped with Miele appliances and internal access to the double garage completes the ground floor.



Upstairs, the principal bedroom benefits from its own dressing room and en-suite bathroom. Four further well-sized bedrooms, most of which have fitted wardrobes and a modern family bathroom complete the first-floor accommodation. The Bathrooms are equipped with Electric underfloor heating.

Externally, the property is set well back from the road, accessed via electric gates and a large driveway offering ample off-road parking for several cars and leading to the double garage. The rear garden is a standout feature - mature, private, and beautifully landscaped with established trees, shrubs, and planting, all enjoying a desirable southerly aspect, with gated access on both sides of the property. Planning permission is in place for a further extension to the property and information can be provided.

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 G - Amount payable for 2025/2026 is £3534.72

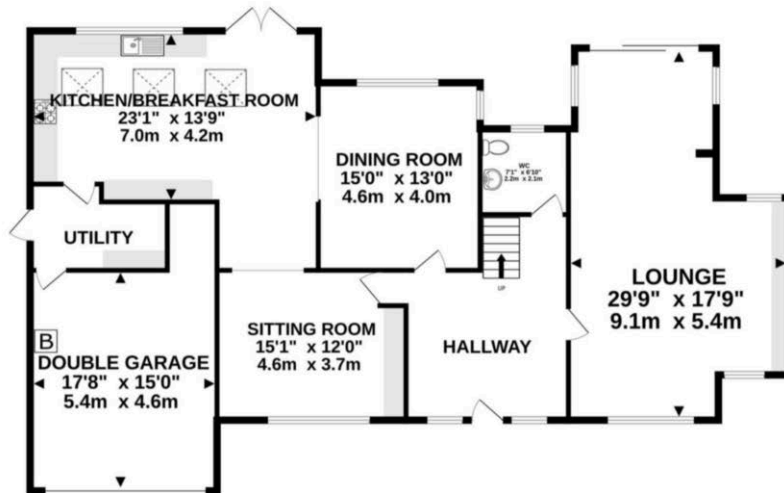
TENURE

Freehold

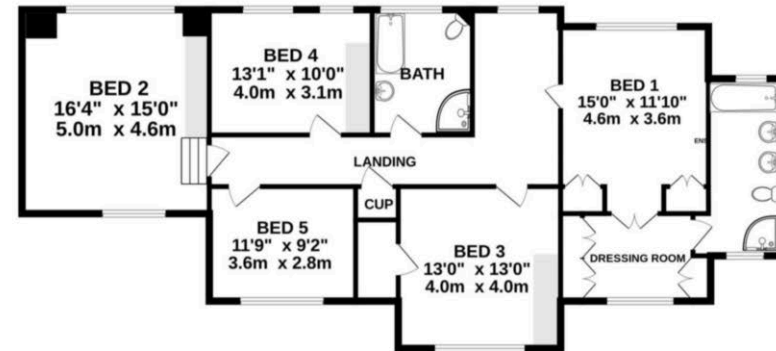
POSTCODE

WA15 9JT

GROUND FLOOR
1760 sq.ft. (163.5 sq.m.) approx.



1ST FLOOR
1290 sq.ft. (119.8 sq.m.) approx.



TOTAL FLOOR AREA : 3050 sq.ft. (283.4 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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HALE OFFICE

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HALMAN**