



**GASCOIGNE
HALMAN**

BOLLINWAY, HALE, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT

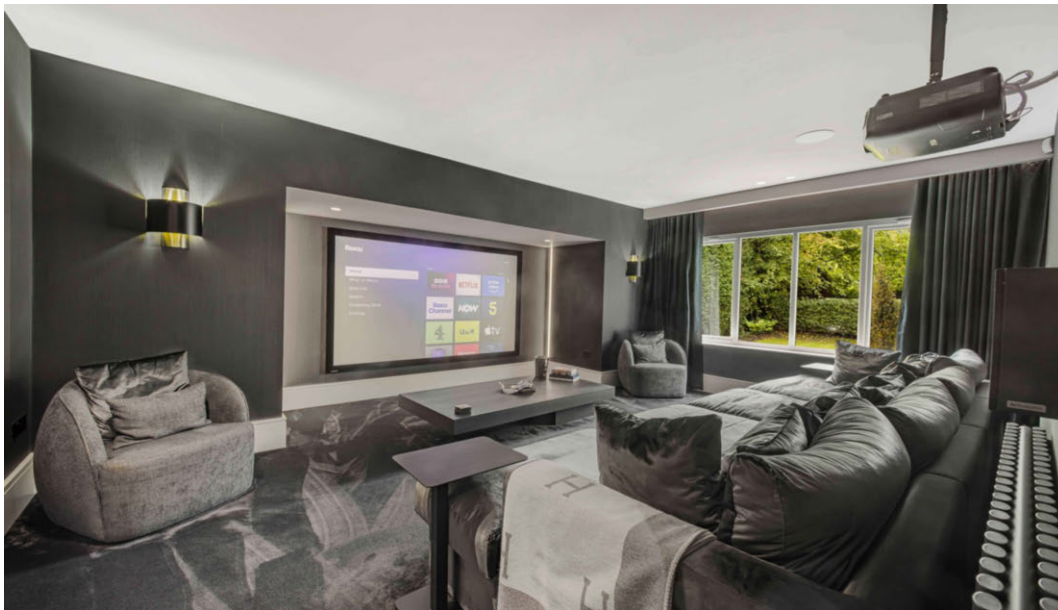


BOLLINWAY, HALE, ALTRINCHAM

£3,500,000

Substantial detached family home with five all en-suite bedrooms with dressing rooms, three reception rooms and a stunning open plan kitchen.

This exceptional, custom-designed residence has undergone a stunning transformation, showcasing the owner's meticulous attention to detail, inspired space planning, and passion for interior design. From its vibrant, contemporary interiors to the immaculate landscaped gardens, every element exudes sophistication and style.





Five bed all with ensuites & Dressing rooms

Stunning open plan living kitchen diner

Cinema room and gym

Just under 6000 sq.ft accommodation on two floors

Landscaped 1/2 acre garden plot

Gated Ample parking and double garage

Quiet Cul-de-sac location

Hi Specification throughout

BOLLINWAY, HALE, ALTRINCHAM

Set behind electric gates and approached via an extensive driveway, this striking home enjoys privacy and security while offering ample parking and access to a double garage. Set on a highly regarded no-through road forming a sought-after residential location.

Spanning just under 6000 sq. ft. across two floors, the property delivers beautifully curated living spaces. The grand reception hall, with its double-height galleried landing, creates an unforgettable first impression perfectly framing a show-stopping chandelier. The ground floor also offers a dedicated cinema room perfect for family movie nights, a private study, and a mirrored gym. A well-planned cloakroom with WC and a generous storage cupboard adds everyday convenience.

The heart of the home is the expansive open-plan kitchen, living, and dining area. The SieMatic kitchen, fitted with premium Gaggenau appliances, is a chefs dream. Bi-fold doors and multiple sets of double doors seamlessly connect the indoors with the gardens beyond, creating a fabulous space for entertaining and relaxed family living. A large utility/extra prep room adjoins the kitchen and there is a boiler room, comms room, and double garage, combining practicality with style.

Upstairs, the galleried landing leads to a magnificent principal suite, complete with a luxurious en-suite bathroom, separate his-and-







hers dressing rooms, and a covered balcony overlooking the gardens. Four further double bedrooms, each with its own dressing area and en-suite bath or shower room, provide superb accommodation for family and guests alike.

Set within a beautifully landscaped half-acre plot, the grounds are as impressive as the home itself. The rear garden features an expansive lawn and large paved terrace, and a mature tree-lined backdrop, offering exceptional privacy and a perfect setting for outdoor entertaining.

POSTCODE

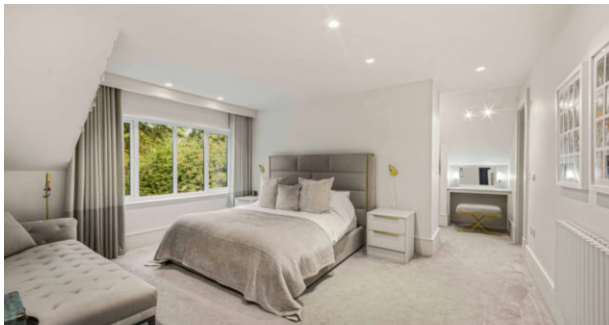
WA15 0NZ

TENURE

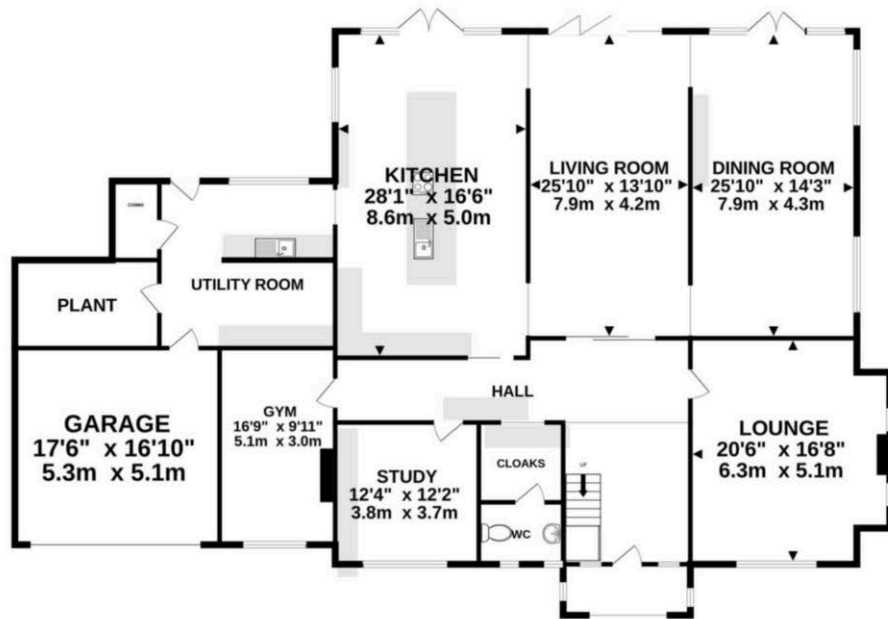
Freehold

LOCAL AUTHORITY

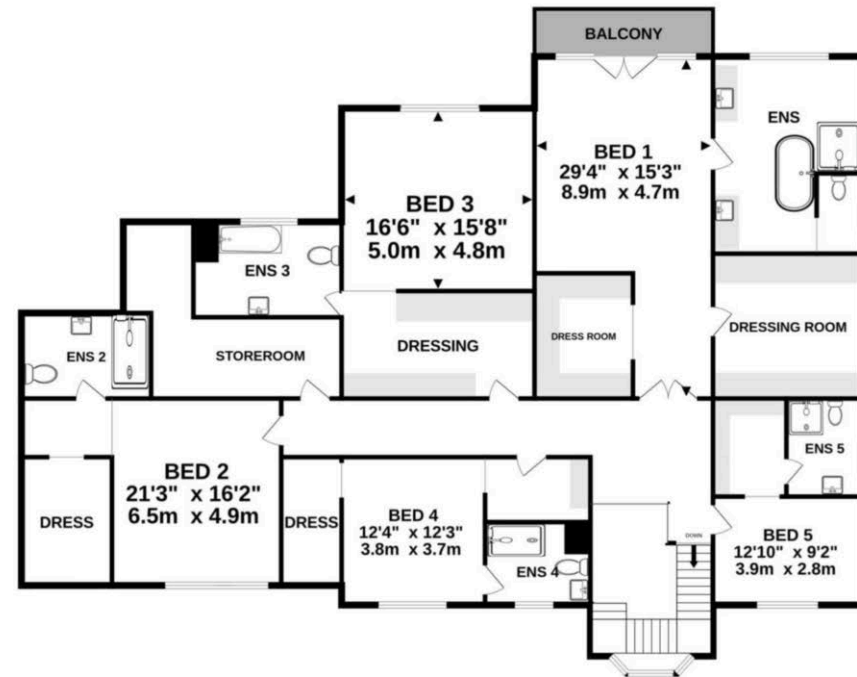
Trafford Borough Council. Tax Band H. Amount payable for 2025/2026 is £4241.68



GROUND FLOOR
2930 sq.ft. (272.2 sq.m.) approx.



1ST FLOOR
2893 sq.ft. (268.8 sq.m.) approx.



TOTAL FLOOR AREA : 5823 sq.ft. (541.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		82 B	84 B



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