



**GASCOIGNE
HALMAN**

WOBURN DRIVE, HALE

THE AREAS LEADING ESTATE AGENT



WOBURN DRIVE, HALE

£595,000

Spacious detached 3-bed home in a sought-after location. Three receptions, sun room, garage, south-facing garden. No onward chain.





DESCRIPTION

Presenting this substantial detached family home, ideally positioned in a sought-after and convenient location, offering an excellent opportunity for those seeking a spacious property with scope to improve, modernise or extend (subject to planning permission).

The accommodation begins with a welcoming porch leading into the entrance hall, where you will find a useful downstairs WC for added convenience. The ground floor boasts three well-proportioned reception rooms, including a comfortable lounge that provides a relaxing space for family gatherings. The dining room enjoys direct access to the sun room via sliding doors, creating a versatile area that is perfect for entertaining or enjoying natural light throughout the day. The sun room itself benefits from a bright and airy aspect, while the adjoining kitchen is fitted with a range of units and offers a door to the side, providing practical access. A spacious integrated garage complements the ground floor, offering ample storage or parking options.

Upstairs, the property features three generous bedrooms, each offering plenty of space for furnishings and storage. The family bathroom is accompanied by a separate toilet, ensuring functionality for busy households. The property is approached via a driveway which provides off-road parking and includes a small garden area at the front. The rear of the home enjoys a generous south-facing aspect, allowing for an abundance of natural light throughout the day.

Offered with no onward chain, this property presents an exciting prospect for buyers wishing to personalise their next home, with the potential to update and enhance the existing layout to suit individual tastes and requirements. With its prime location, spacious interior and flexible accommodation, this detached house represents a rare opportunity to secure a long-term family home in a desirable setting. Early viewing is highly recommended to appreciate the full potential and generous proportions on offer.

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 E

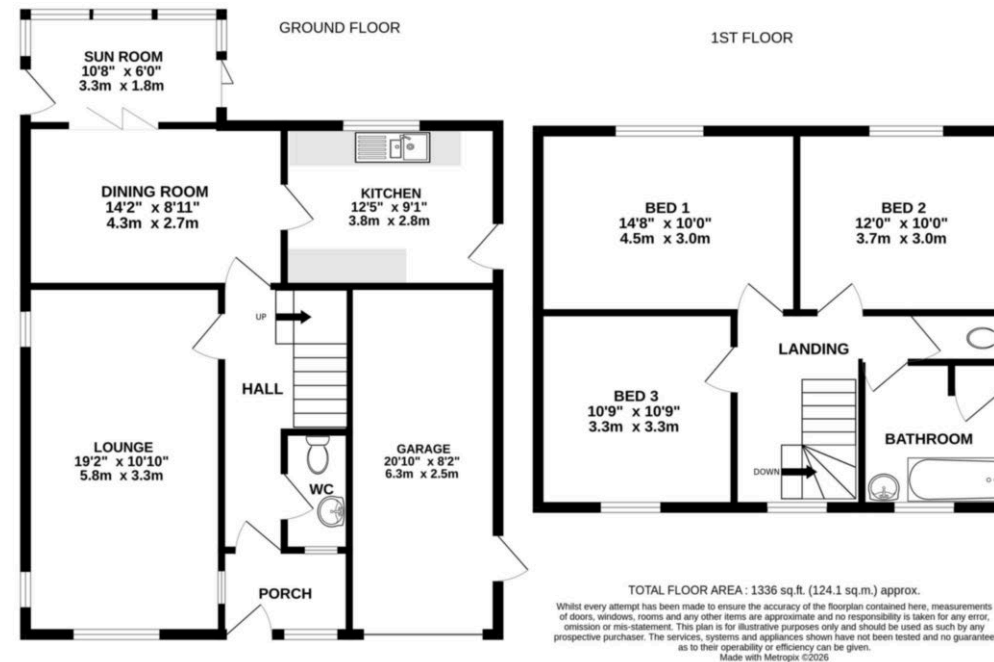
TENURE

Freehold

POSTCODE

WA15 8LZ

FLOORPLAN & EPC



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