



**GASCOIGNE
HALMAN**

ASHFIELD ROAD, HALE

THE AREAS LEADING ESTATE AGENT



ASHFIELD ROAD, HALE

£625,000

Spacious Four-bedroom Four-Storey Period Home with Original Features, Off-Road Parking and Renovation Potential.

An exciting opportunity to acquire this spacious four-bedroom period property arranged over four floors and situated on the ever popular Tree Roads. This blank canvass offers masses of scope for renovation and improvement, giving you the rare chance to create your dream.

Upon entering, you are welcomed by a spacious entrance hall featuring stained glass windows and high ceilings. The lounge boasts a stunning bay fronted window and a charming fireplace, creating a bright and inviting space for relaxation. The dining room is located to the rear, featuring an original log burning fireplace that adds warmth and ambience for family gatherings or dinner parties. The kitchen is located through an opening and there is garden access beyond. Masses of original features have been maintained throughout, enhancing the properties period charm, while ample storage solutions are thoughtfully integrated across all floors.





On the first floor, the master bedroom impresses with double windows, bespoke fitted wardrobes offering extensive storage, and a hidden ensuite for added privacy and comfort. Two further bedrooms, one of which is ideal as a study or large single bedroom, are served by a family bathroom, making this level perfect for both family living and home working.

The top floor is the fourth bedroom, complete with skylight windows that flood the space with natural light, as well as an additional storage room which would be ideal to convert to an en-suite (subject to necessary permissions).

The expansive cellar spans the full footprint of the house, providing versatile space for storage, hobbies or potential conversion (subject to relevant permissions).

To the rear is a large courtyard with off road parking, providing practicality rarely found in this desirable area. Set in a vibrant neighbourhood renowned for its tree-lined streets and community atmosphere, this home is ideally positioned for access to local amenities, reputable schools and excellent transport links.

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

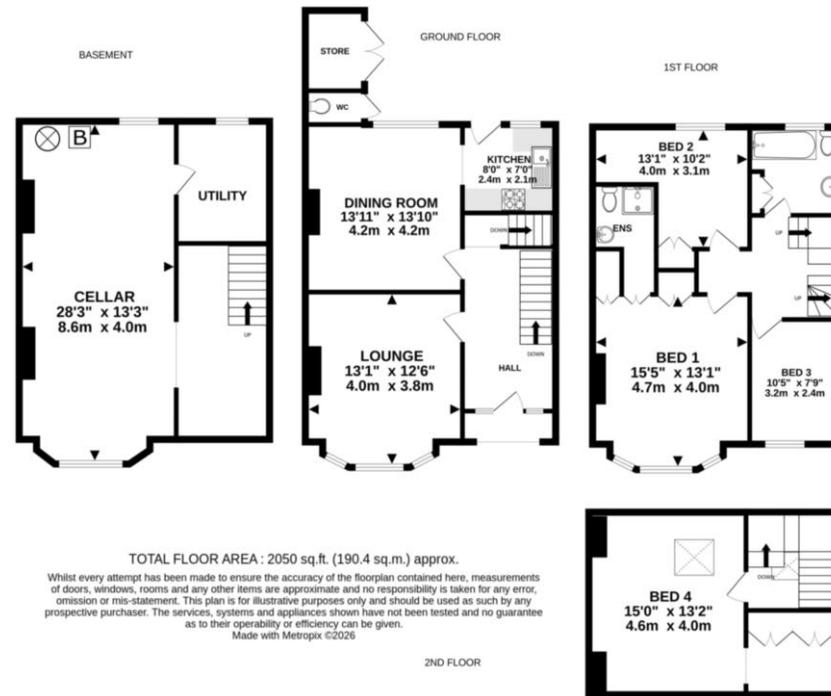
Freehold

LOCAL AUTHORITY

Trafford Borough Council. Tax Band E.

POSTCODE

WA15 9QJ



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