



**GASCOIGNE
HALMAN**

CROFT CLOSE, HALE BARNES

THE AREAS LEADING ESTATE AGENT



CROFT CLOSE, HALE BARNS

£995,000

A superb modern detached house in a peaceful cul-de-sac with a fantastic large plot with planning permission for a two storey extension.

Set within an expansive, secluded plot of just under 2,000 sq. ft, this impressive five-bedroom detached home offers a rare combination of immediate versatility and long-term potential. Located in a prime central position, the property enjoys a high degree of privacy and features wrap-around gardens that provide a secure, tranquil environment for families.

Designed for both sophisticated entertaining and modern family life, the ground floor opens into an expansive L-shaped dining and family room that serves as the heart of the home. Two further reception rooms offer flexible space for a formal lounge, children's playroom, or quiet home office. A well-appointed kitchen is supported by a spacious utility room and a guest cloakroom/WC.





On the first floor, you will find five well-proportioned bedrooms and two contemporary bath/shower rooms, providing ample space for a growing household.

A standout feature of this property is the stylish, detached garden room. This versatile building serves as high-end ancillary space, perfect for use as a self-contained annexe, professional home office, or private gym. It has a large living area with kitchen and bi folding opening onto a terrace, ideal for indoor-outdoor living. A contemporary shower room and an additional study/storage area.

This property offers a unique “future-proof” opportunity. The current owners have been granted planning permission for a two-storey front and rear extension as well as the contemporary garden room. The full details and plans are accessible via the Trafford Planning Portal (Reference: 74013/HHA/2009). As these plans remain valid, prospective purchasers have the immediate option to undertake an extensive remodel and refurbishment to create a truly bespoke residence.

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, House of Fraser, etc. and 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

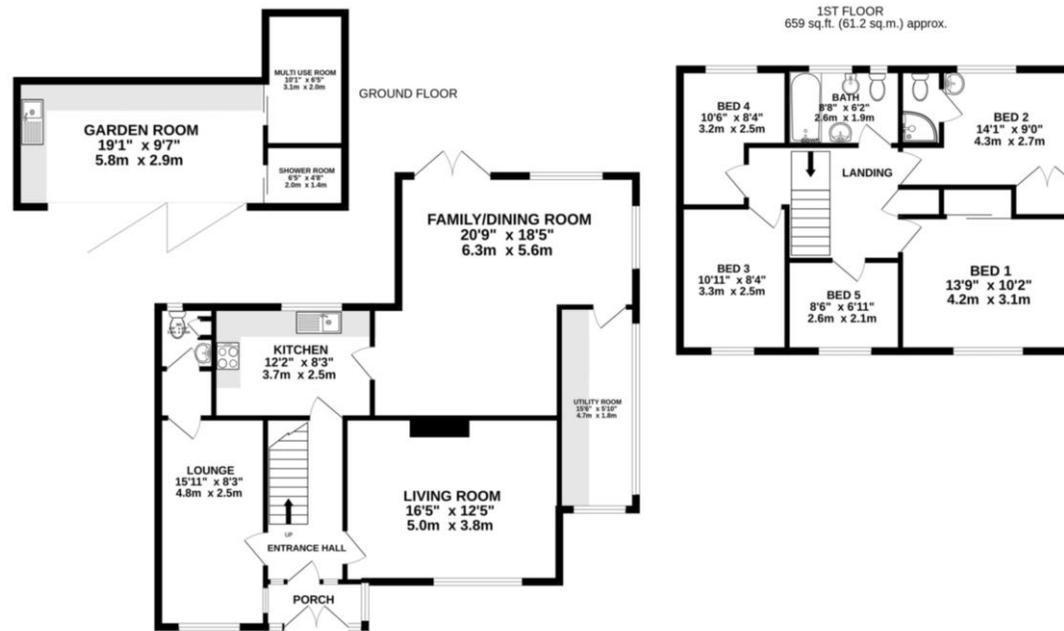
Trafford Borough Council. Tax Band G. Amount Payable for 2025/26 is £3534.72

TENURE

Freehold

POSTCODE

WA15 0BT



TOTAL FLOOR AREA: 1948sq.ft. (181.0 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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