



**GASCOIGNE  
HALMAN**

4 CARRWOOD, HALE BARNES, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT





## 4 CARRWOOD, HALE BARNES, ALTRINCHAM

**£1,050,000**

**A detached family home situated on a most sought-after road offering tremendous scope for redevelopment and improvement.**

Offering exceptional scope for redevelopment, this detached family residence occupies a prime position on one of the area's most sought-after roads and truly needs to be viewed to fully appreciate the tremendous potential on offer.

Arranged over three floors, the split-level accommodation is both generous and versatile. A welcoming entrance hall leads to a spacious breakfast kitchen overlooking the rear gardens, an impressive open-plan sitting/dining room with access to a raised terrace, a study to the front, and a guest bedroom with en-suite. Three further double bedrooms are served by a family bathroom/WC.







The lower ground floor provides a superb master suite complete with dressing room and en-suite bathroom/WC, an additional double bedroom, a separate utility room, and direct access to the integral double garage and side patio. Externally, there is ample off-road parking via the driveway, with lawned gardens to the front continuing around to the side and rear. The rear gardens are particularly appealing, offering excellent privacy and a tranquil setting alongside an adjacent brook.

The property offers significant redevelopment potential. Previous planning permission (now expired) was granted for demolition and replacement with a striking 6,600 sq ft residence. Further details can be found on the Trafford Council Planning Portal under application number 106341/FUL/21. No chain.

### 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

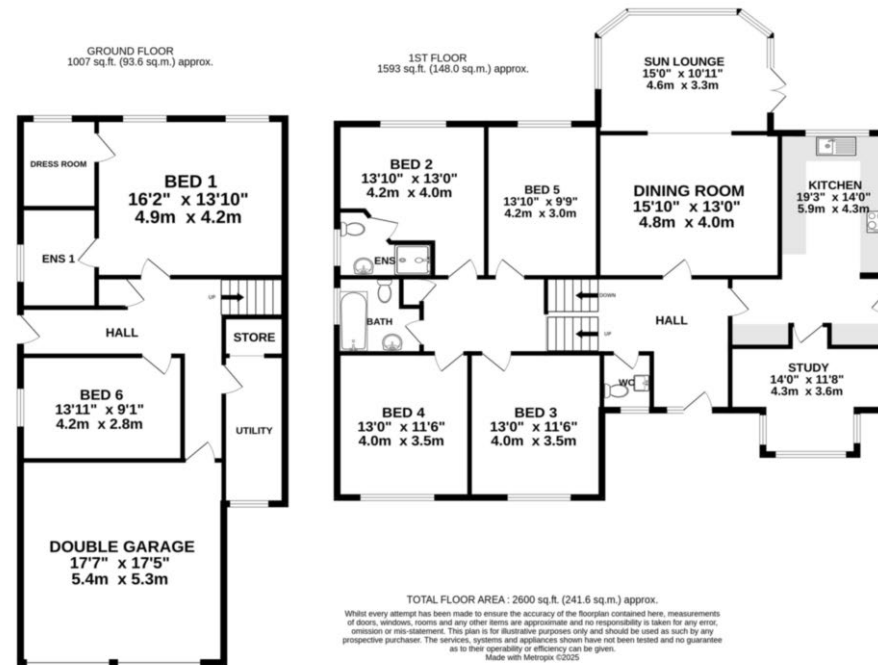
Trafford Borough Council. Tax band G. Amount payable for 2025/2026 is £3534.72.

### TENURE

Freehold

### POSTCODE

WA15 0EE



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## HALE OFFICE

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