

GASCOIGNE
HALMAN

PARK LANE, HALE

THE AREAS LEADING ESTATE AGENT





PARK LANE, HALE

£3,150,000

A stunning detached family home with outstanding lower ground floor leisure facilities, being ideally located close to Hale Village and its extensive range of amenities, bars and cafes. The property is intelligently designed over four fours, creating practical and usable living accommodation, complemented by top-of-the-range fixtures and fittings throughout. NO ONWARD CHAIN.





A Stunning Luxurious Detached Family Home

Prime Location

Lower Ground Floor Leisure Facilities

Intelligently Designed Over Four Floors

Top-of-the Range Fixtures and Fittings Throughout

Lift and Stairs to All Floors

Fabulous Kitchen/Breakfast Room with Quality Appliances

Five Double Bedrooms Suites

Swimming Pool, Gymnasium, Sauna and Steam Room

No Onward Chain

PARK LANE, HALE

Park House has an impressive entrance hallway, with adjacent cloaks/WC and the lift to all four floors. The hallway leads into a superb semi-open-plan living space running the full length of the property, comprising of two generous reception rooms connected by double doors, with a bay window at the front and French doors leading out on to the rear patio. Opened up, makes a wonderful open plan lounge space, or alternatively it can be closed off to create two versatile, well sized reception rooms, giving the option of playroom or office space. To the left of the entrance hallway is the fabulous kitchen/breakfast room with top of the range fixtures, fittings and appliances, plus the feature kitchen island running almost the entire length of the room.

There is a well-equipped utility room adjacent, while beyond the kitchen to the rear, the room opens into a dining/lounge area, with bi-fold doors out into the garden and external dining area. The lower ground floor is home to a stunning leisure complex, comprising of an open-plan games/media area with cinema and bar, glass-fronted gymnasium, changing room and a superb swimming pool with separate Jacuzzi, steam room and sauna. Bi-fold doors open out from the swimming pool to the rear garden, creating a fantastic inside/outside leisure and entertaining space. The upper two floors, accessed via the lift or stairs, have five excellent bedroom suites, all with en-suite bath/shower rooms, plus a large storage room. The highlight is the principle bedroom, which has a superb, expansive double room overlooking the rear garden, perfectly designed with two separate bespoke built dressing rooms, each with its own personal luxurious en-suite bath/shower room.

The second floor also has a secondary kitchen and laundry room, giving the option to create a self-contained apartment space, ideal for guests, family or staff. The property has a range of additional features, including air conditioning, under-floor heating and integrated audio system. Externally, the enclosed rear garden is extremely spacious and secure, with lawned area, patio area, basketball court and brick built BBQ, plus an enclosed garden room/gazebo, ideal for al-



















fresco dining. There is a secure gated entrance with double garage and ample additional parking space for numerous vehicles on the front drive. Security is excellent, with electric gates, alarm and CCTV.

DIRECTIONS

From our Hale office travel along Ashley Road in the direction of Ashley, turning left at St. Peter's church on to Harrop Road and follow the road up until it eventually becomes Planetree Road and follow to the T junction at the end. Turn right onto Park Road and then take the second turning into Park Lane. The property will be located in a short distance on the left hand side in numerical order.

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.

POSTCODE

WA15 9JS

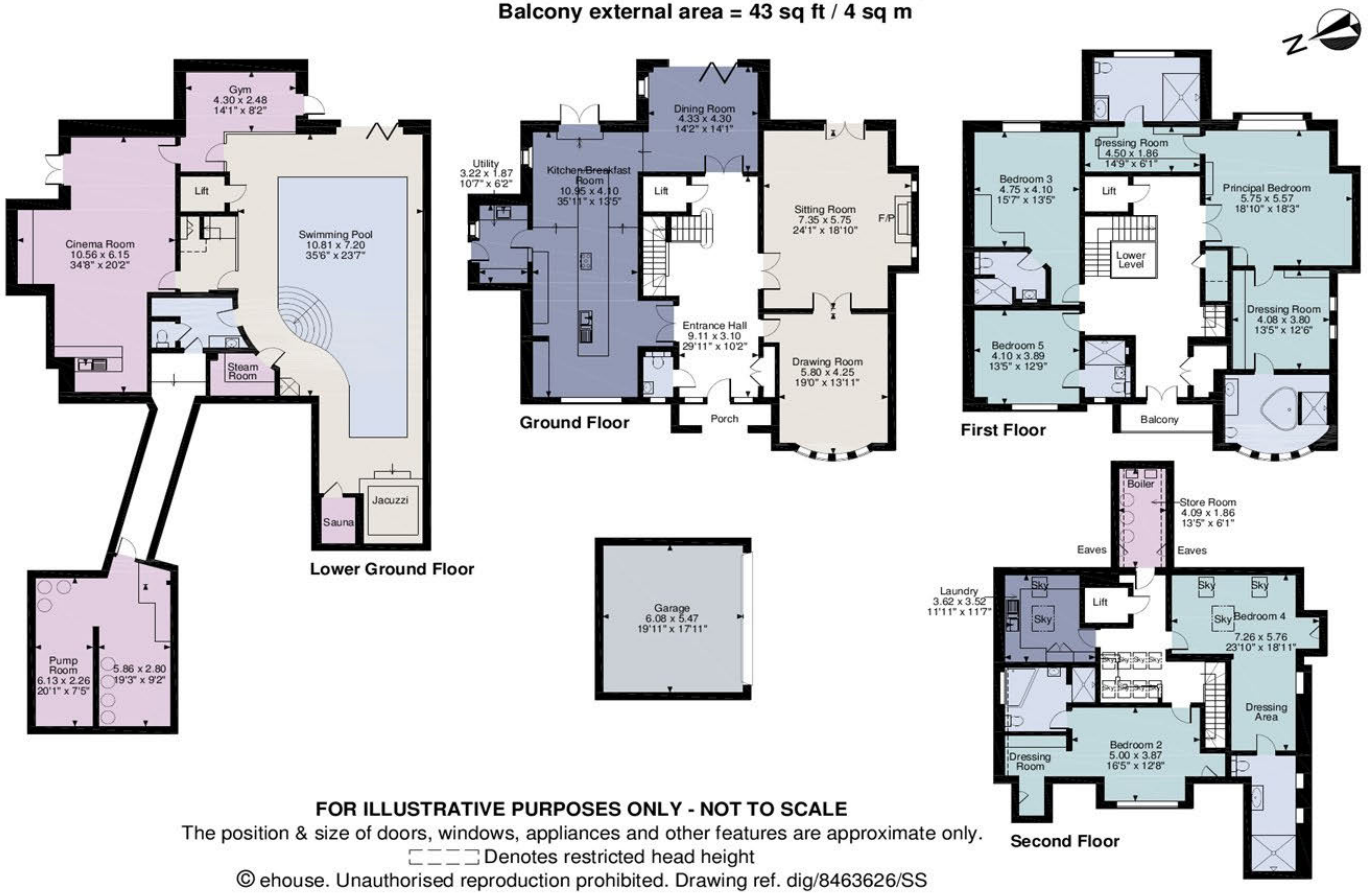
LOCAL AUTHORITY

Trafford Borough Council. Tax band H.

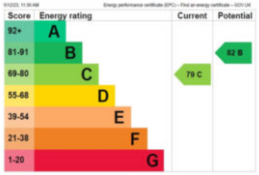
TENURE

We believe the property to be Freehold. Subject to solicitors verification.

Park House, Park Lane, Altrincham, Greater Manchester
Main House gross internal area = 7,576 sq ft / 704 sq m
Garage gross internal area = 358 sq ft / 33 sq m
Balcony external area = 43 sq ft / 4 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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