







GASCOIGNE HALMAN

KNUTSFORD VIEW, HALE BARNS

THE AREAS LEADING ESTATE AGENT

| OFFERS OVER £300,000

A lovely two bedroom mid terrace property with two bedrooms, two spacious reception rooms and an extensive lawned garden to front elevation. No Chain.

DESCRIPTION

This charming two-bedroom mid-terrace property is nestled within a row of similar character homes. The ground floor boasts newly fitted carpets and two generous reception rooms. A front porch opens into a lounge featuring a coal-effect gas fire with a marble-effect hearth. This leads to a separate dining room with understairs storage, which flows openly into a fully equipped kitchen complete with an integrated dishwasher, built-in hob, and garden access. A convenient downstairs W.C. also houses the gas central heating boiler.

Upstairs, the landing provides loft access with potential for conversion, subject to planning permissions. The primary bedroom features mirror-fronted built-in wardrobes, while the second bedroom sits alongside a family bathroom equipped with a corner bath and shower. Outside, the property enjoys an extensive lawned garden to the front elevation, alongside an enclosed rear garden featuring a lawn, mature borders, and a paved pathway.

Perfect for first-time buyers or investors looking to modernise, improve, and add value to your own taste. Ideally located, it falls within the catchment area for excellent local schools and enjoys close proximity to Hale village and major motorway networks.

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

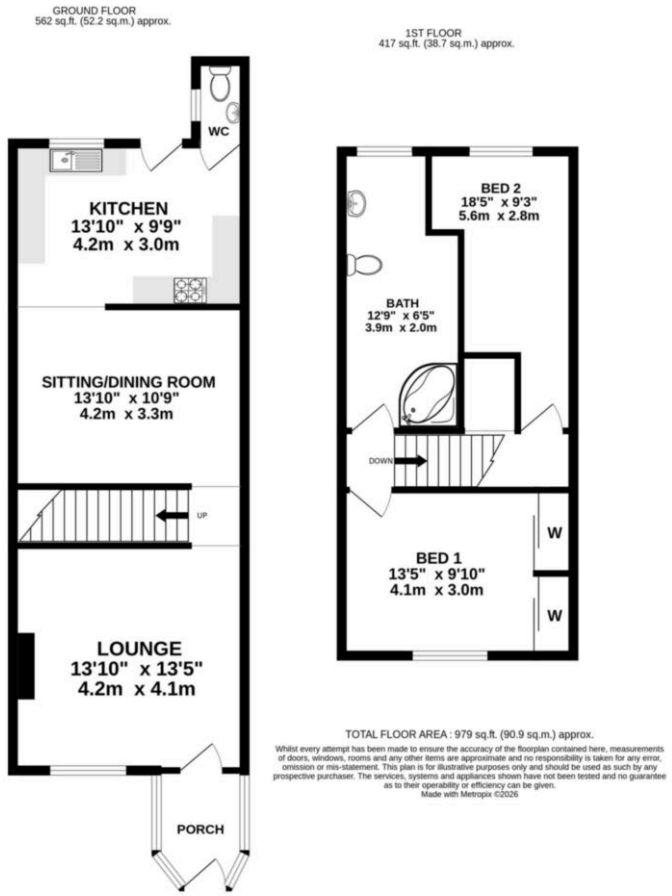
Leasehold with 868 years remaining.

LOCAL AUTHORITY

Trafford Borough Council. Tax Band D.

POSTCODE

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HALE OFFICE

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GASCOIGNE HALMAN

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