



THE AREA'S LEADING ESTATE AGENCY

25 BROAD LANE Hale

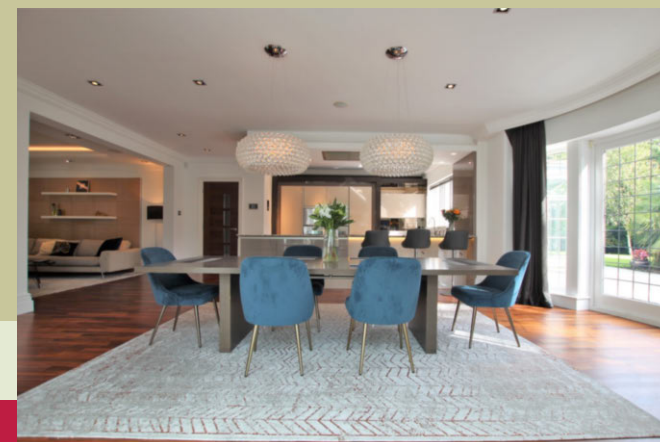
GASCOIGNE HALMAN

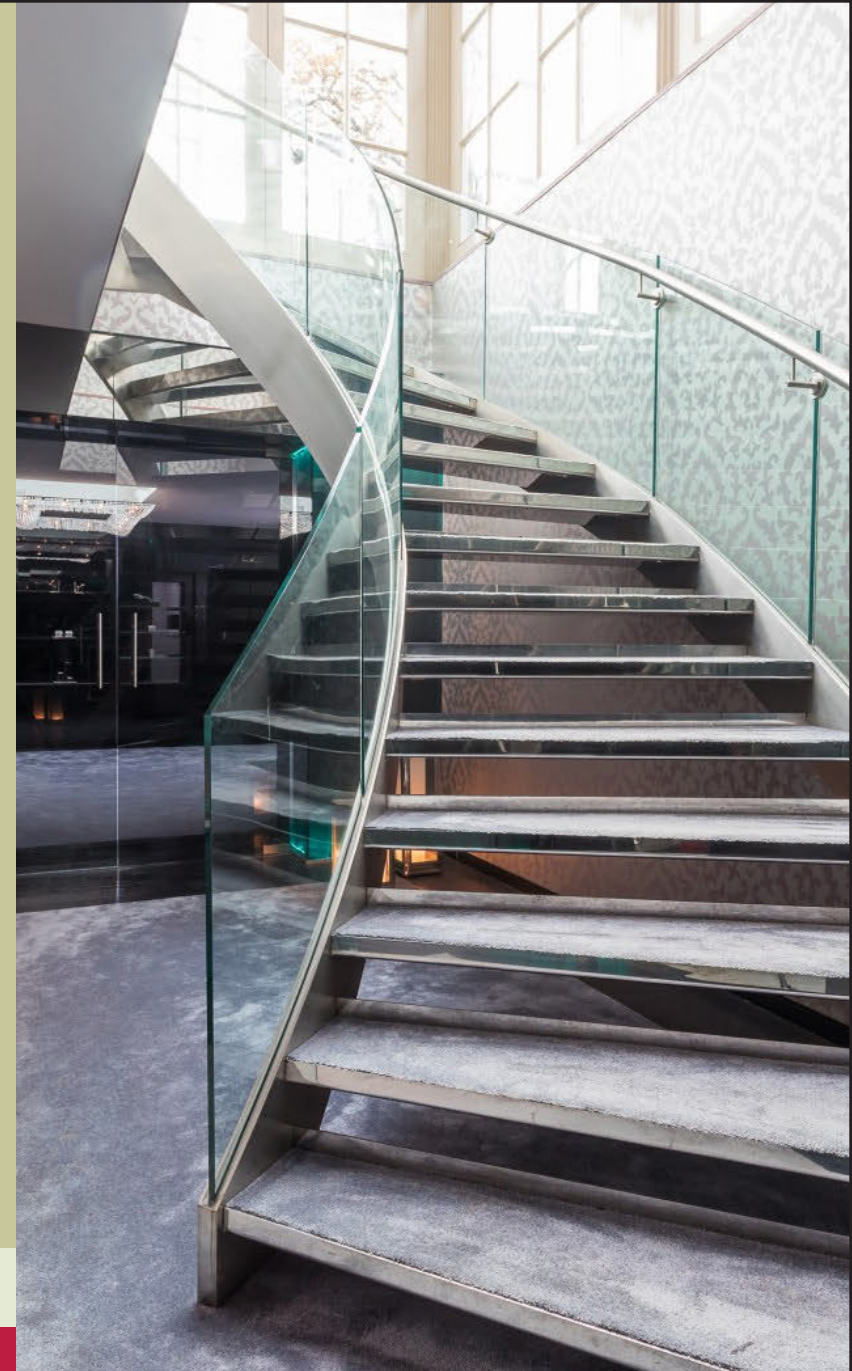
A stunning detached family home on one of the areas most prestigious roads in Hale. Built to our clients exacting standards and arranged over four floors with four reception rooms, stunning open plan live-in kitchen, six double bedrooms and six bath/shower rooms. Lower ground leisure complex including media room and gymnasium. Secure gated entrance with block paved turning circle, attached double garage and beautifully landscaped gardens to the front and rear.

One of the finest houses currently available, this splendid double fronted detached residence occupies a superb position within a highly desirable location in Hale. The house was built with exacting attention to detail, arranged over four floors with secure gated entrance, driveway with off road parking and manicured gardens in excess of half an acre. The ground floor has a stylish reception hall, four reception rooms with stunning open plan kitchen/dining and study. The lower ground floor leisure complex comprises of a media room, games room, gymnasium, spa area with steam room and changing room. The master bedroom has a generous dressing room with en- suite. There are five further bedrooms, three with en- suites and a contemporary family bathroom. The house is approached through electric gates opening into a forecourt and leading to a large double garage. There are large landscaped gardens to the rear which are mainly laid to lawn with mature shrubbery offering excellent privacy.

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.





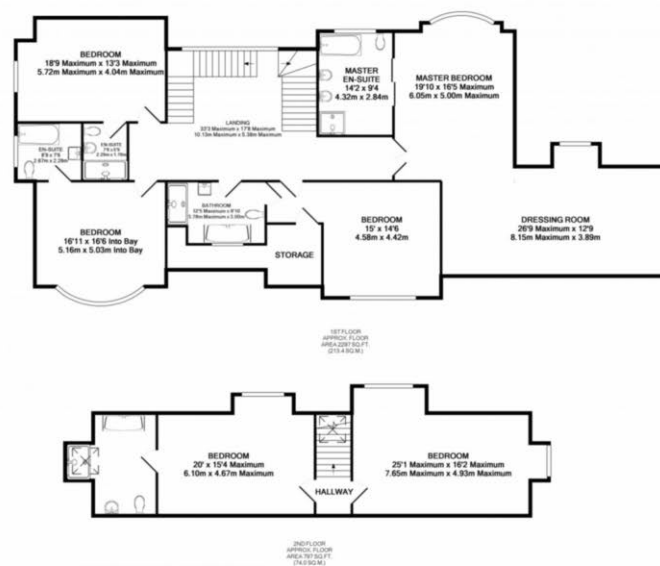
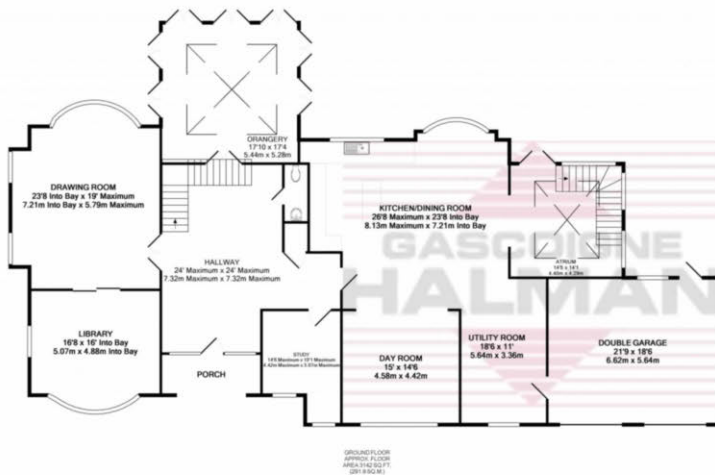
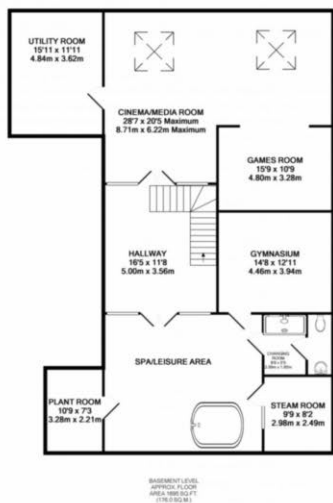
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Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and 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.

DIRECTIONS

From our Hale office proceed out of the village towards Ashley, turning left on to Park Road. Pass the shops on the right hand side and continue on to Arthog Road to the where it becomes Bankhall Lane. At the 'T' junction turn left onto Broad Lane and the property can be seen immediately on the right hand side.

POSTCODE

WA15 0DG

TENURE

Freehold. Subject to solicitors verification.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections

LOCAL AUTHORITY

Trafford Borough Council. Tax band H. Amount payable for 2017/2018 is £2811.66

VIEWINGS

Strictly by appointment through Gascoigne Halman, Hale

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SALES LETTING & MANAGEMENT FINANCIAL SERVICES LAND & NEW HOMES SURVEYS AUCTIONS

Hale

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