



**GASCOIGNE
HALMAN**

ELGOL, CARLTON ROAD, HALE, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



ELGOL, CARLTON ROAD, HALE, ALTRINCHAM

£1,225,000

A spacious five-bedroom detached house on a 0.2-acre south-facing plot which offers a functional layout with significant potential for conversion or modernization (subject to planning permission).

DESCRIPTION

'Elgol' is a substantial five-double-bedroom 1960s Cheshire brick home sitting on a 0.2-acre south-facing corner plot. The house is set behind private wooden gates with a York stone driveway that fits three cars, leading to a large integral garage. The ground floor is designed for a natural flow, starting with a bright entrance hall that leads into a dual-aspect living room with garden views, a feature fireplace, and French doors.





Five Double Bedrooms

Three Reception Rooms

South-facing patio

Prime Location

Gated Driveway & Double Integrated
Garage

Unconverted loft spaces



ELGOL, CARLTON ROAD | HALE, ALTRINCHAM

The heart of the home is the open-plan dining and snug area, which opens right out onto the private rear terrace.

The kitchen is a classic Dutch 'Keller' design with Neff appliances and plenty of workspace. You will also find a stylish downstairs W.C., a boiler room, and lots of built-in storage tucked away.

Upstairs, the landing is exceptionally bright thanks to a large feature window. All five bedrooms are well-proportioned doubles. The principal suite overlooks the front garden and includes fitted wardrobes, a dressing area, and a modern en-suite. There are three more spacious doubles and a fifth bedroom at the back that currently features a built-in wardrobe and vanity. One of the rooms is presently used as a home office with a fitted workspace. The family bathroom is fitted with a Villeroy and Boch suite and plenty of storage.

There are also two separate loft spaces, offering great potential for conversion (subject to planning).

The gardens wrap around the property, featuring mature borders and a standout Willow tree. The rear of the house faces south, making the stone terrace a very private, sunny spot for eating outside or entertaining.

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.

TENURE

Freehold

LOCAL AUTHORITY

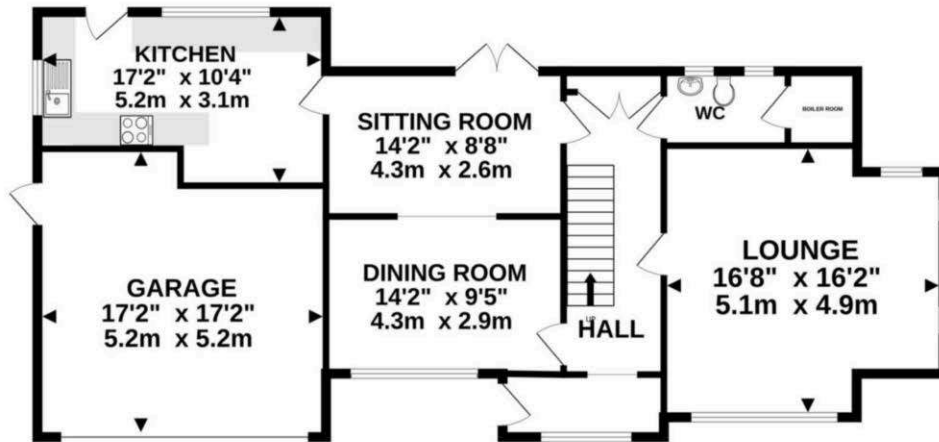
Trafford Borough Council. Tax Band G. Amount Payable for 2026/27 is £3534.72

POSTCODE

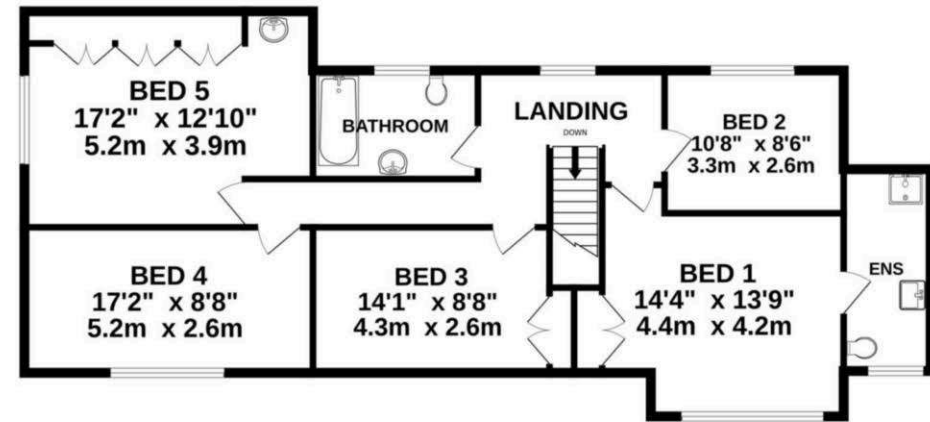
WA15 8RJ



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2146 sq.ft. (199.4 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	75 C
39-54	E		
21-38	F		
1-20	G		



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