



**GASCOIGNE
HALMAN**

HYLAND, HARGATE DRIVE, HALE

THE AREAS LEADING ESTATE AGENT



HYLAND, HARGATE DRIVE, HALE

£1,750,000

Spacious 5-bed home with open-plan kitchen, multiple reception rooms, basement storage, large garden, gated drive, garage, and no onward chain. Sought-after location near Hill Top.

- Five Double Bedrooms
- Three Reception Rooms
- Raised South & West facing Terrace entertaining space
- Stylish High Quality Kitchen Units with range of integrated appliances
- Secure Gated Driveway
- No Onward Chain





DESCRIPTION

This exceptional, traditionally styled detached property has been thoughtfully extended and modernised to create a stunning family home. Featuring a classic red-brick facade complemented by a contemporary extension, the property boasts a superb open-plan kitchen and spacious, well-proportioned accommodation arranged over four floors. Period features throughout add charm and character to this impressive residence.

Upon entering, the welcoming and spacious reception hallway provides access to the basement and leads to three versatile reception rooms. The standout open-plan kitchen is a true centerpiece, featuring a central island, high-quality units with Corian worktops and built-in Neff appliances. Aluminium bi-fold and sliding doors seamlessly connect the kitchen to an outdoor terrace, while convenient access to a utility space and a downstairs WC adds practicality.

The first floor accommodates four generous double bedrooms, two with luxurious en-suite bathrooms, alongside a stylish family bathroom. Stairs lead to the second-floor fifth bedroom, ideal for use as a home office, complete with storage cupboards and access to eaves/loft space.

The basement level offers extensive storage, including a spacious main chamber (part of the extension) measuring 27' x 16' with a ceiling height of 6 feet. Additional traditional cellar chambers provide further storage and house a utility area, offering excellent potential for conversion.

Externally, this property enjoys an enviable position at the end of a prestigious road off Hill Top. Secure electric gates open onto a resin-bonded driveway with ample parking and a detached garage. Set within a garden plot of just under 1/3 acre, the property features lawns bordered by mature hedgerows, creating a private and enclosed setting with desirable both southerly and westerly aspects. The superb raised terrace and second patio area outside the Living Room enjoy the sun throughout the day.

This outstanding family home is offered with no onward chain, and internal viewing is highly recommended.

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

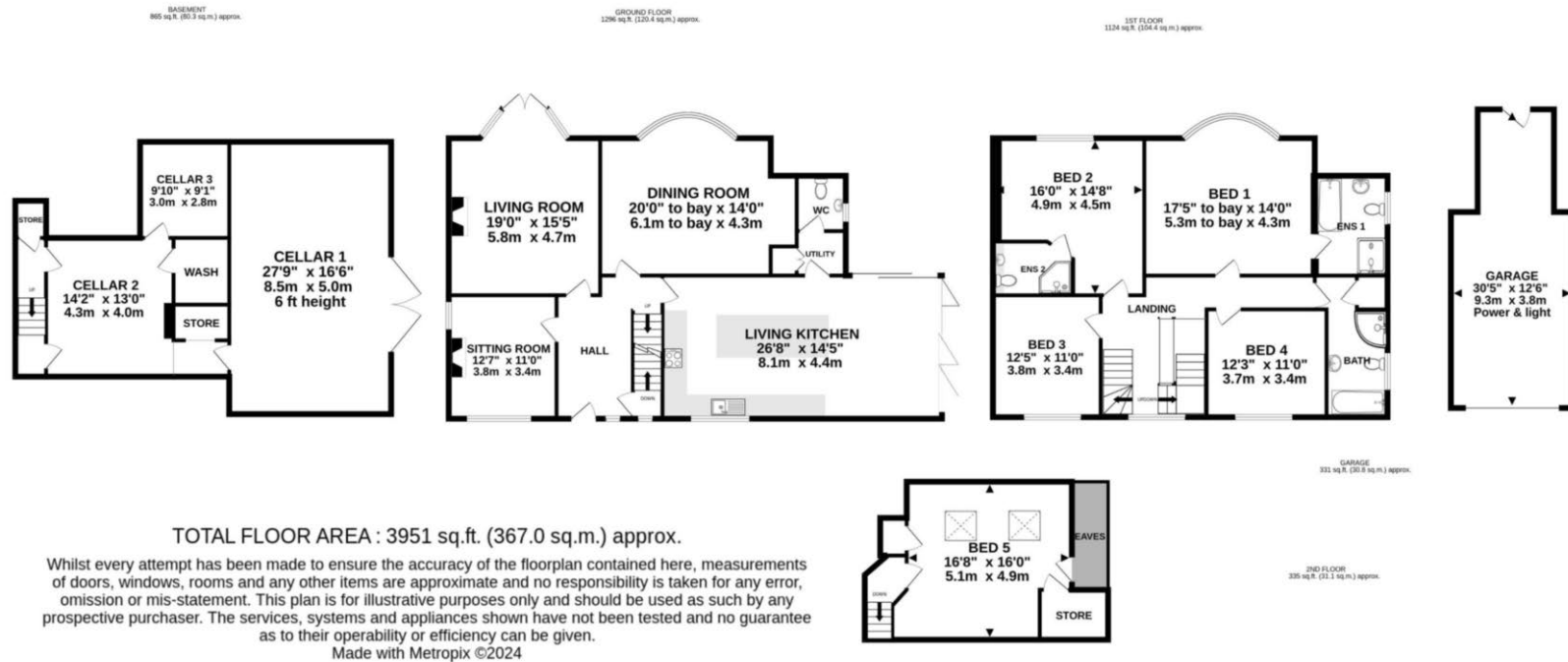
Trafford Borough Council - Tax Band H - Amount payable for 2024/2025 is £3941.76

TENURE

Freehold

POSTCODE

WA15 0NL



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HALE OFFICE

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