



**GASCOIGNE
HALMAN**

CECIL ROAD, HALE

THE AREAS LEADING ESTATE AGENT



CECIL ROAD, HALE

£975,000

A Spectacular Three-Storey Four Bedroom Home In The Heart Of Hale Village.

A truly exceptional three-storey contemporary residence, perfectly positioned in the heart of Hale Village. Just moments from boutique amenities and outstanding schools, this home has been meticulously reimaged by the current owner into a masterpiece of modern design.



The ground floor is defined by a spectacular open-plan kitchen and dining hub, featuring high-gloss cabinetry, quartz surfaces, and a social island perfect for entertaining. Bathed in light, the space flows seamlessly through double doors into a versatile family room, while both areas offer direct access to the South-West facing garden; an enviable sun trap for summer evenings. A sophisticated bay-fronted lounge, currently utilized as a private cinema, adds a touch of luxury, supported by a practical utility and cloakroom.



The first floor offers three generous double bedrooms, including one en-suite, and a stylish family bathroom. A spacious landing with a dedicated study area opens onto a private balcony.

The entire second floor is reserved for the principal suite: a sprawling retreat featuring a dressing area, walk-in wardrobe, and a lavish en-suite.

Rare for such a central location, the property boasts a substantial plot with multi-vehicle parking and a private, low-maintenance rear garden with a decked terrace designed for alfresco living.

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

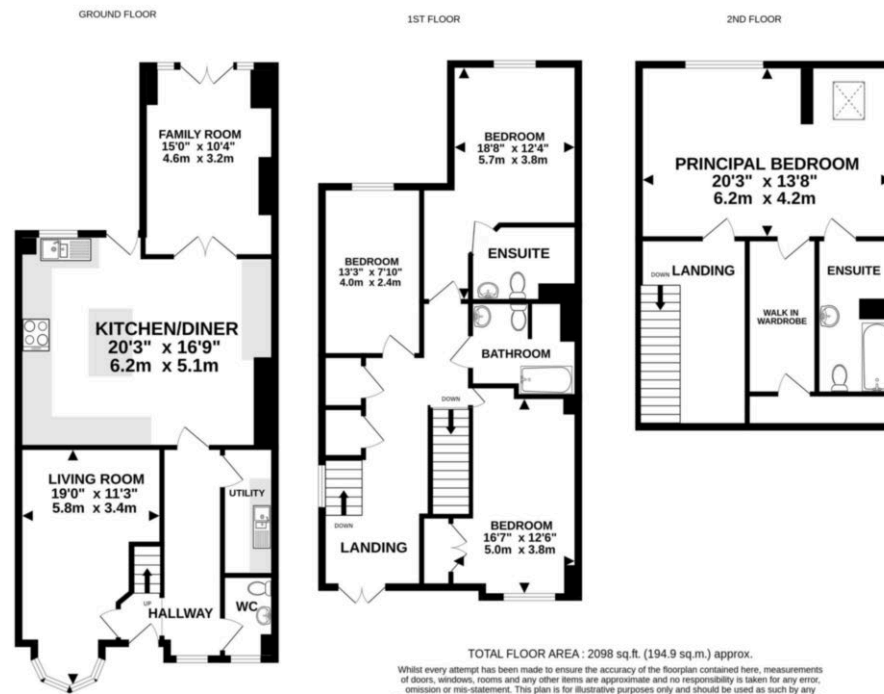
Leasehold- 999 years from 1 January 2001

LOCAL AUTHORITY

Trafford Borough Council. Tax Band F. Amount payable for 2025/26 is £3063.42.

POSTCODE

WA15 9NU



TOTAL FLOOR AREA : 2098 sq.ft. (194.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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