



**GASCOIGNE  
HALMAN**

ELM ROAD, HALE

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THE AREAS LEADING ESTATE AGENT



## ELM ROAD, HALE

**£650,000**

An attractive, extended Victorian end terraced, family home, situated on the popular tree roads. Two Reception rooms retaining period features and a bright open plan Kitchen/Breakfast room to the ground floor, two Bedrooms and a family Bathroom to the first floor, with converted loft bedroom on the 2nd floor and a basement, currently used as a fourth Bedroom.



Entering the property through the Hallway, the Lounge overlooks the front elevation through a bay window. With picture rails and coved ceiling, the house retains many beautiful period features throughout. The lounge has a feature leaded fireplace and opens into the spacious Dining Room, with fitted shelving into the alcoves and a further period feature fireplace. This in turn opens into the bright Breakfast Kitchen to the rear, fitted with a range of modern units with integrated appliances and glazed doors opening onto the garden.



To the first floor there are two double Bedrooms and the Family Bathroom, fitted with modern white suite and chrome fittings is to the rear. The lower ground floor cellar is currently used as a Bedroom and has separate, useful additional storage areas.

To the second floor, the Bedroom has a feature glazed door opening onto a Juliette Balcony, overlooking the rear garden. Fitted with built in wardrobes and additional eaves storage access, there is also a separate En-suite on this floor with modern white shower suite and panelling to the walls.

The rear garden is predominantly lawned, with a paved patio area leading off the Kitchen, providing a space to relax and entertain.

#### 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

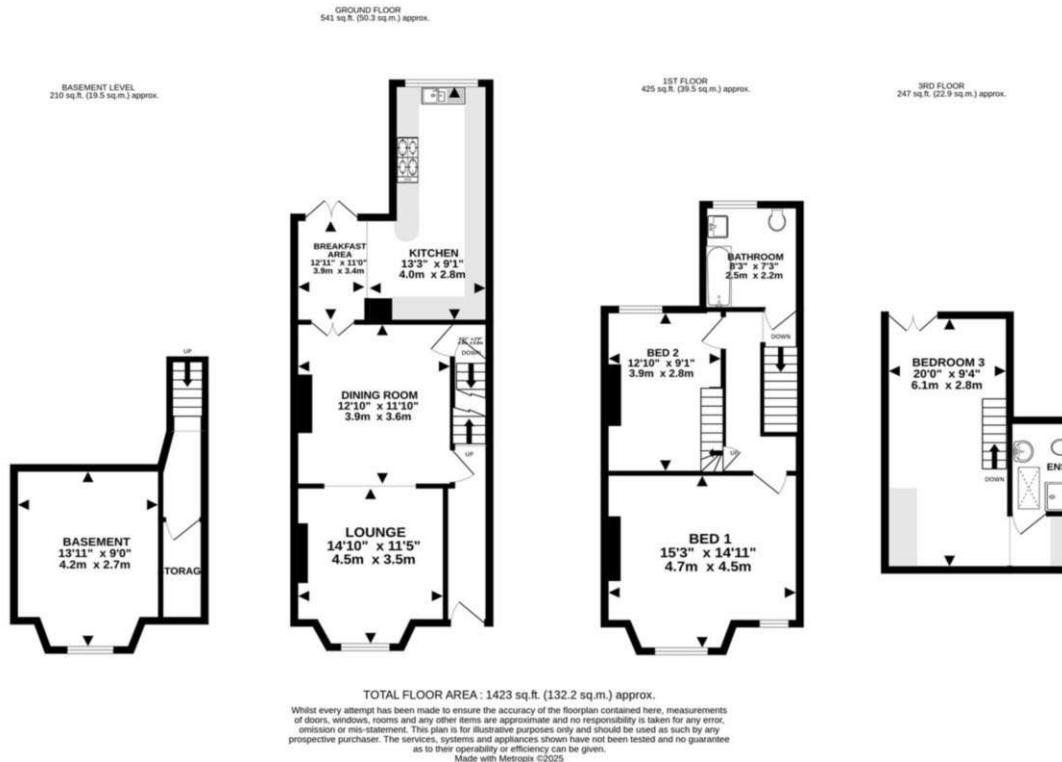
Trafford Borough Council Tax Band D - Amount payable for 2025/2026 is £2120.84

#### TENURE

Freehold

#### POSTCODE

WA15 9QW



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## HALE OFFICE

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