



**GASCOIGNE
HALMAN**

ASHLEY ROAD, HALE

THE AREAS LEADING ESTATE AGENT



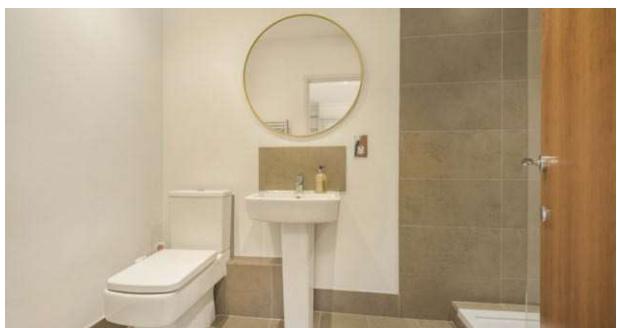
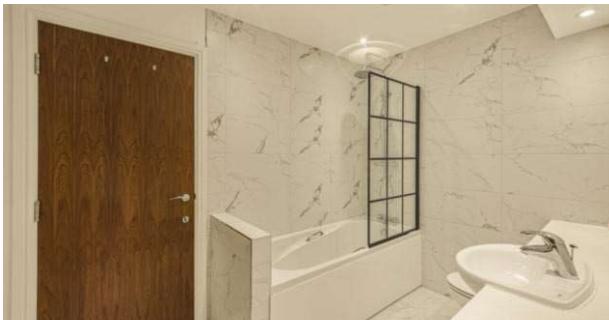
ASHLEY ROAD, HALE

£900,000

A sophisticated four-bedroom townhouse moments from Hale Village, featuring a modern Neff-equipped kitchen and versatile living across three floors. The property boasts a private garden, and the rare advantage of allocated off-road parking.

This modern four-bedroom townhouse offers a perfect blend of contemporary design and effortless functionality, intelligently arranged over three spacious floors. Situated in a premier location just a short stroll from the vibrant heart of Hale Village, the property provides immediate access to an exceptional array of independent boutiques, fine dining, and prestigious local schools.

The ground floor has been designed with a focus on modern family life and entertaining. At its core is a high-specification kitchen and dining room, meticulously finished with a range of integrated Neff appliances and sleek cabinetry. This bright, open-plan space serves as the hub of the home, offering a seamless transition to the private rear garden.



The upper two levels host four well-proportioned bedrooms and two contemporary bathrooms, providing a flexible layout that can easily accommodate a growing family or those requiring a dedicated home office. The master suite is a particular highlight, offering a peaceful retreat with its own modern en-suite facilities.

Externally, the property benefits from a private, easy-to-maintain garden and allocated off-road parking, a significant advantage for such a central location. Combining a sleek modern aesthetic with an unbeatable position near the Hale Train Station and village amenities, this residence represents a superb opportunity for those seeking a stylish, low-maintenance lifestyle in one of Cheshire's most desirable postcodes.

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.

LOCAL AUTHORITY

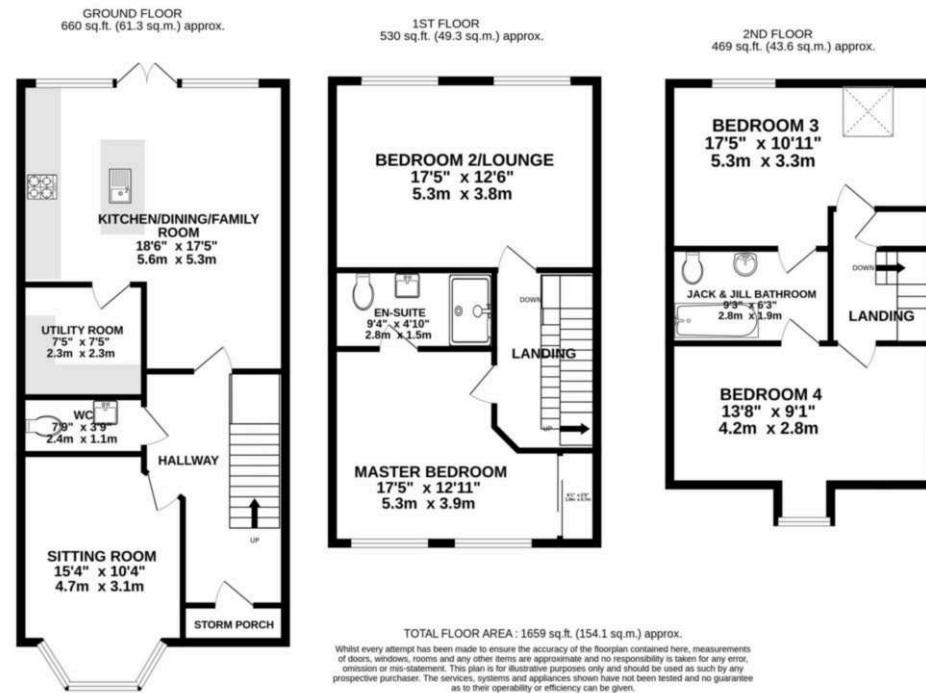
Trafford Borough Council. Tax Band F. Amount Payable for 2025/26 is £3063.42.

TENURE

Managed Freehold. Service charge is £321.43 per annum.

POSTCODE

WA14 2UE



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