



**GASCOIGNE
HALMAN**

STATION ROAD, DUNHAM MASSEY

THE AREAS LEADING ESTATE AGENT



STATION ROAD, DUNHAM MASSEY

£625,000

Recently Renovated four-bedroom home with open plan living, modern kitchen, private garden, off road parking, stylish bathrooms, countryside views, and quality finishes throughout.





DESCRIPTION

This beautifully renovated four-bedroom family home offers an exceptional standard of modern living, perfectly blending comfort with contemporary style. Upon entering the property, you are welcomed by a spacious entrance hall that sets the tone for the rest of the house. The ground floor features a bright and inviting lounge, ideal for relaxing or entertaining guests. The heart of the home is the impressive open plan living area, where a sleek kitchen is fitted with high-quality cabinets and premium AEG appliances (including integrated oven, hob, and extractor). This space seamlessly flows into a versatile dining and family area, enhanced by sliding doors that open to the private garden, creating a wonderful sense of light and connection to the outdoors. A practical downstairs shower room and WC add convenience for busy households. Upstairs, you will find four generously proportioned bedrooms, each thoughtfully designed to maximise space and comfort, and all sharing a stylish family bathroom with contemporary fittings. The property benefits from off road parking, ensuring ease and security for your vehicles. Meticulously renovated to a high standard throughout, this home boasts quality finishes and attention to detail in every room. Large windows and the elevated position provide stunning views across open countryside, offering a tranquil backdrop to every-day life. Additional features include modern flooring, and ample storage solutions. Whether you are looking for a peaceful retreat or a functional family residence, this property offers a unique combination of style, practicality, and picturesque surroundings. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

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 with an original lease of 999 years from 17 March 1980. There is a ground rent payable of £24.00 per annum.

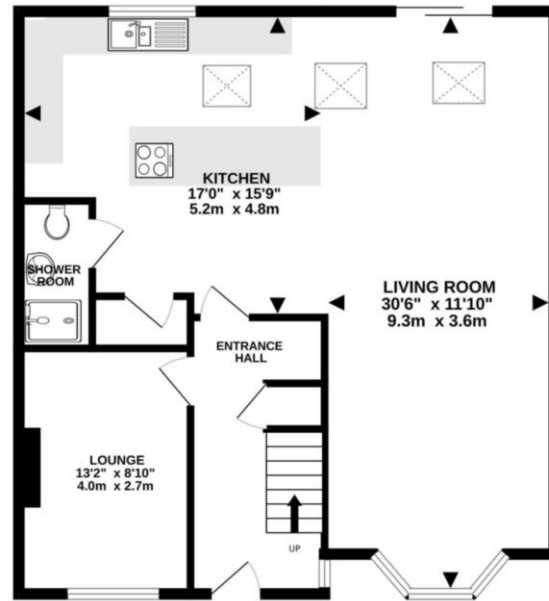
LOCAL AUTHORITY

Trafford Borough Council. Tax Band E

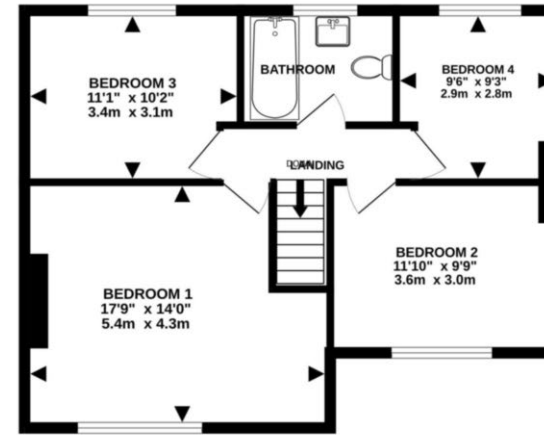
POSTCODE

WA14 5SG

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 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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