



GASCOIGNE HALMAN

HALE ROAD, HALE BARNES

THE AREAS LEADING ESTATE AGENT



HALE ROAD, HALE BARNES

£350,000

An attractive, purpose built first floor Apartment in the popular Connaught Place development. With lift access to all floors, open plan Living Kitchen Diner, two double Bedrooms, two Balconies and the benefit of an allocated, under-croft secure parking space. It is ideally situated for access to Hale Barnes Square and extensive transport links.

The property has been beautifully maintained with an elegant communal entrance leading to lift access to all floors. Once inside the apartment there is an entrance Hall with utilities cupboard containing the washing machine, a stunning dual aspect Living Kitchen Diner, with extensive range of high gloss, fitted white cabinetry and integrated appliances. There are double doors out onto the terrace, ideal for entertaining in the summer months. There are two Double Bedrooms, the Master Bedroom having an En-suite Shower Room and a further private terrace. The generously proportioned second Bedroom being served by a fully tiled, contemporary Bathroom.



Externally the property has an allocated, secure parking space within the under-croft car park.

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

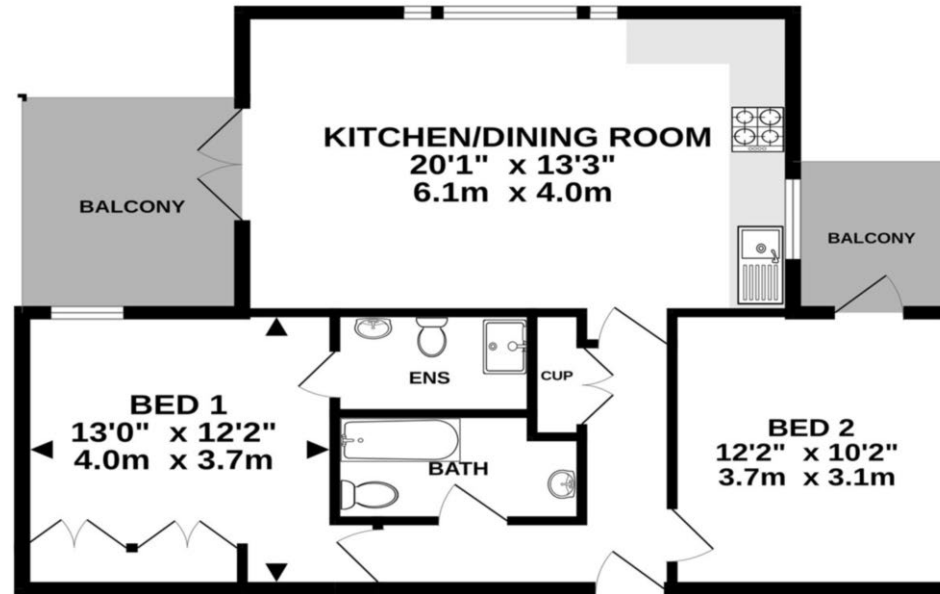
TENURE

Leasehold - 250 years (less 6 days) from 8 April 2015

POSTCODE

WA15 8SP

FIRST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 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.
Made with Metropix ©2025

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

HALE OFFICE

**GASCOIGNE
HALMAN**