



GASCOIGNE HALMAN

HALE ROAD, HALE BARNES

THE AREAS LEADING ESTATE AGENT



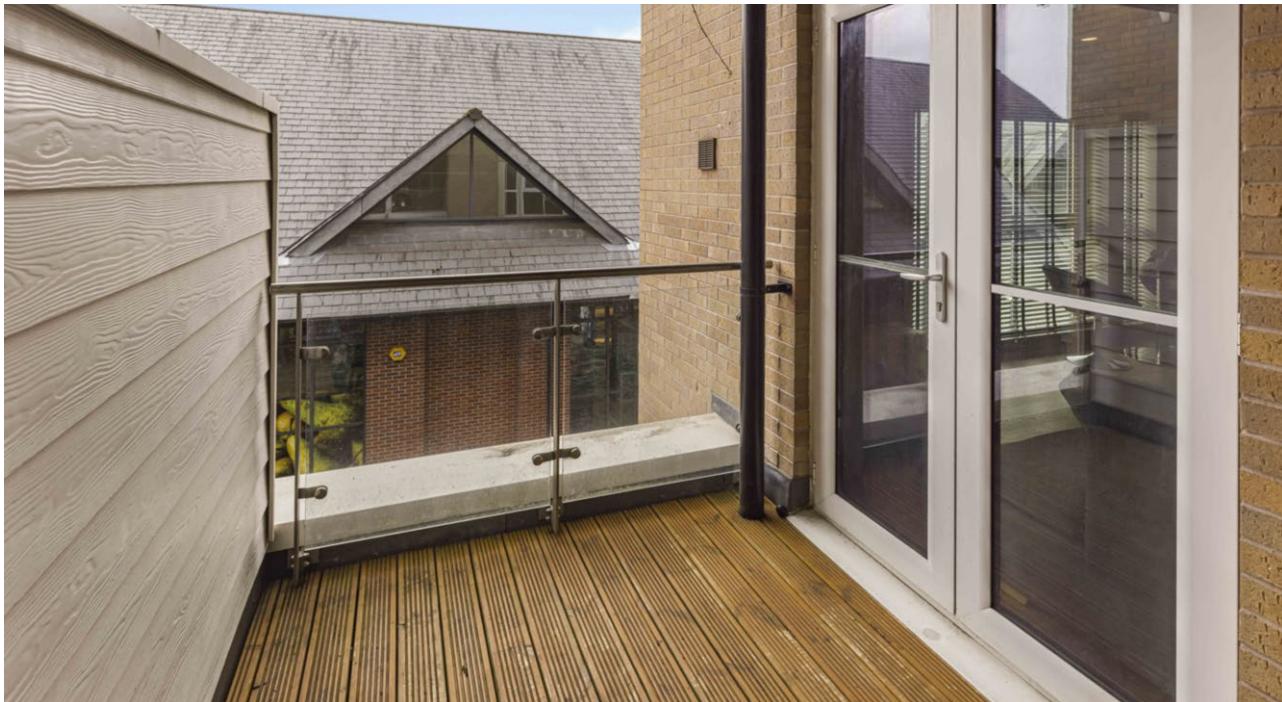
HALE ROAD, HALE BARNs

£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 Barns 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

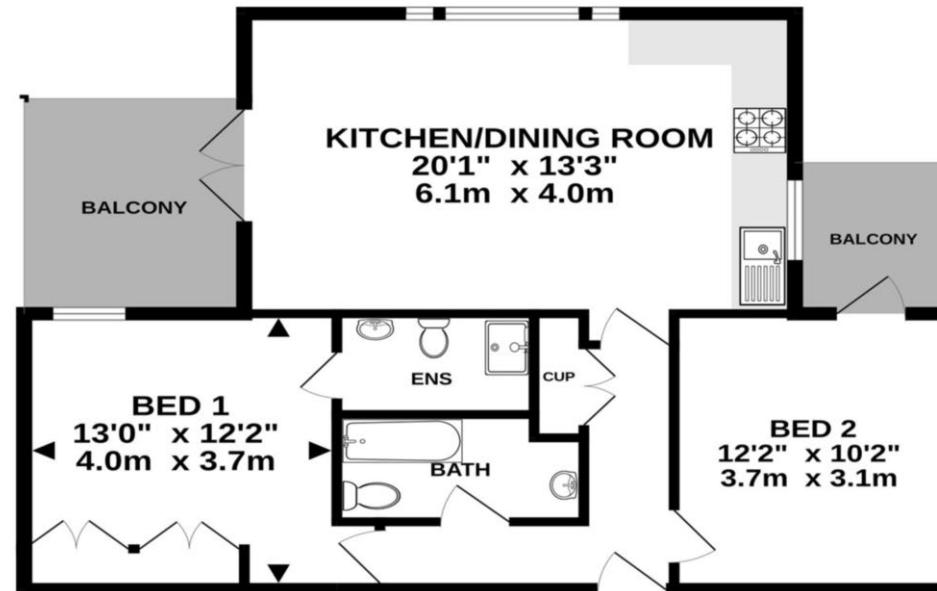
TENURE

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 it is based on 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 fixtures and fittings shown are not included in the sale and have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Microplan 1000

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HALE OFFICE

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