



Longton Park Avenue, Hale

£3,400,000



Longton, Park Avenue

Hale, Altrincham

Set in 0.6 acres, this elegant period home features 6 bedrooms, 3 receptions, a self-contained annexe, double garage, and stunning gardens. First time for sale in 25 years.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Premium Period Residence
- Beautiful 0.6 Acre Plot
- Six Generous Bedrooms
- Four Bathrooms
- Five Reception Rooms
- Over 6500 sq ft of accommodation
- Self Contained Annexe
- Detached Double Garage





Stepping inside, you are greeted by an impressive reception hallway, featuring elegant, panelled walls, a charming fireplace, and a striking staircase ascending to the first floor.

The heart of the home is the stunning kitchen, designed as a sociable space with a breakfast area, casual dining, and a relaxed living area. Complementing this, the property boasts three formal reception rooms, a study, and a delightful garden room.

A standout feature of this remarkable home is the self-contained annex, offering exceptional flexibility. Complete with a utility room, a second kitchen, a living room/bedroom, and a bathroom, it provides an ideal solution for multi-generational living, guest accommodation, or an independent workspace.

On the first floor, the elegant master bedroom benefits from an ensuite bathroom and direct access to an adjoining bedroom, which serves as a spacious dressing room.

Two further well-proportioned bedrooms and a family bathroom complete this level. Ascending to the second floor, a generous landing leads to two additional double bedrooms, both featuring ensuite bathrooms, as well as a versatile living area.



Set within a magnificent 0.6-acre plot, the grounds of Longton are simply breathtaking. Expansive lawned gardens, adorned with mature trees, shrubs, and well-stocked borders, create a serene and private retreat. Extensive parking leads to a detached double garage, ensuring practicality alongside elegance.

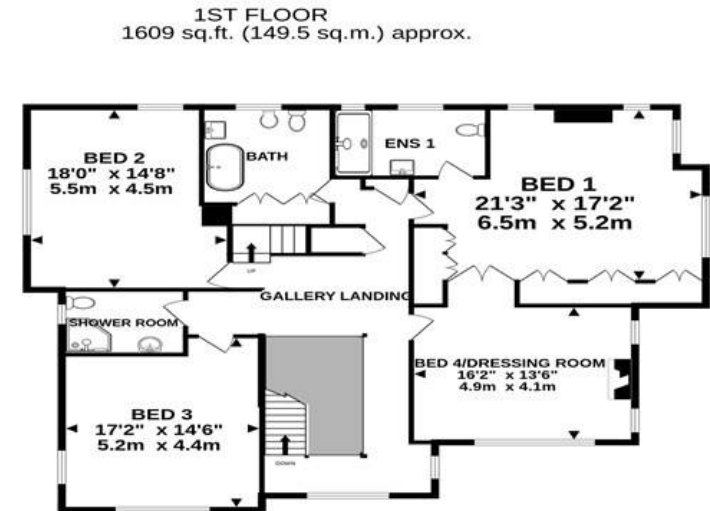
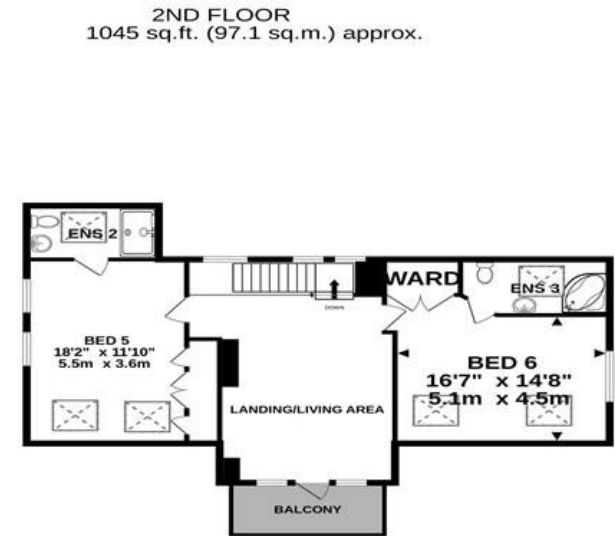
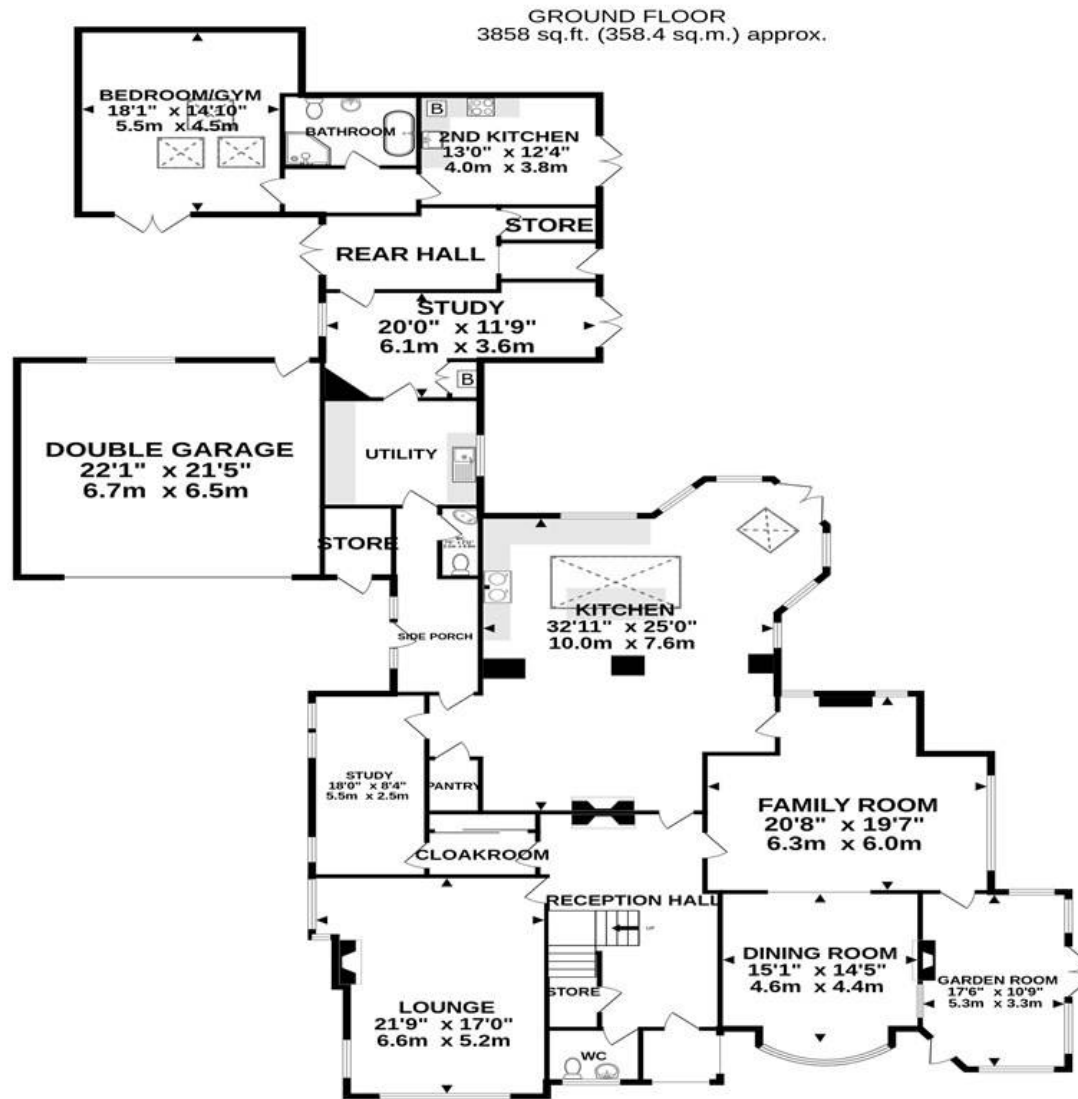
A true showcase of period charm, Longton seamlessly blends classic architectural features with a warm and inviting interior. Offered for sale for the first time in nearly 30 years, this exceptional family home must be viewed to be fully appreciated.

LOCATION

Perfectly positioned on Longton Park Avenue, this exclusive address places you in the heart of Hale, one of Cheshire's most prestigious and sought-after residential enclaves. Residents enjoy the ultimate balance of peaceful, tree-lined privacy alongside effortless proximity to the vibrant Hale Village, renowned for its upscale boutiques, artisan cafes, and fine dining restaurants. The property is ideally located within the catchment of highly regarded local schools and offers superb transport links, with Hale railway station and the motorway network providing swift connections to Manchester city centre and Manchester Airport.







TOTAL FLOOR AREA : 6512 sq.ft. (605.0 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.

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