



**GASCOIGNE  
HALMAN**

HALE ROAD, HALE

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THE AREAS LEADING ESTATE AGENT



## HALE ROAD, HALE

**£1,695,000**

A beautifully presented and substantially improved six/seven bedroom detached family home, set on a generous corner plot with a private swimming pool, detached double garage, and a versatile annexe suite.

This impressive home offers spacious and well-proportioned accommodation arranged over three floors, complemented by a detached double garage with an annexe above.

The ground floor features an inviting entrance hall, three versatile reception rooms, and an exceptional open-plan kitchen fitted with a comprehensive range of units, an island, and built-in/integrated appliances. This inviting space benefits from discreet, energy-efficient air conditioning and bi-fold doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. Additional ground-floor highlights include a utility room and guest WC.





Arranged over three floors

2 Secure gated entrances

Three reception rooms, and an open-plan kitchen

Indoor swimming pool

Six/Seven Bedrooms and five bath/shower rooms

Detached double garage with annexe

Air conditioning to Master bedroom, Kitchen and Leisure suite



## HALE ROAD, HALE

A superb leisure suite with an indoor swimming pool and lounge area adds a luxurious touch - perfect for recreation, fitness, or relaxation. This exceptional space is climate-controlled with its own dedicated air conditioning system, and further bi-fold doors open to the garden.

The first floor boasts a stunning master bedroom suite featuring a dressing area, walk-in wardrobe, and en-suite bathroom, with stairs leading to a private mezzanine dressing room or study area. The master suite is equipped with a premium air conditioning system to ensure a perfect, tranquil climate for restful nights. Four additional bedrooms and a stylish family bathroom complete the first floor. The second floor offers a versatile loft conversion, providing a guest bedroom with its own en-suite bathroom.

Outside, the property enjoys an attractive corner plot with mature gardens, a gated driveway providing ample off-road parking, and an expansive rear garden laid mainly to lawn with a large patio area, stocked borders, and pathways. A second electric-gated driveway (accessed from Whalley Road) offers additional secure parking for two cars and leads to a detached double garage. Above the garage, a self-contained annexe suite provides flexible accommodation ideal for guests, extended family, or use as a home office.

### 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.

**POSTCODE**

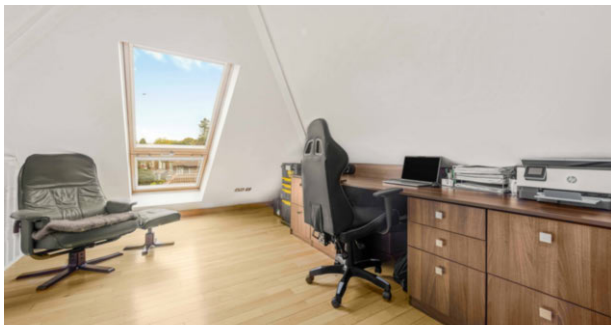
WA15 8DH

**TENURE**

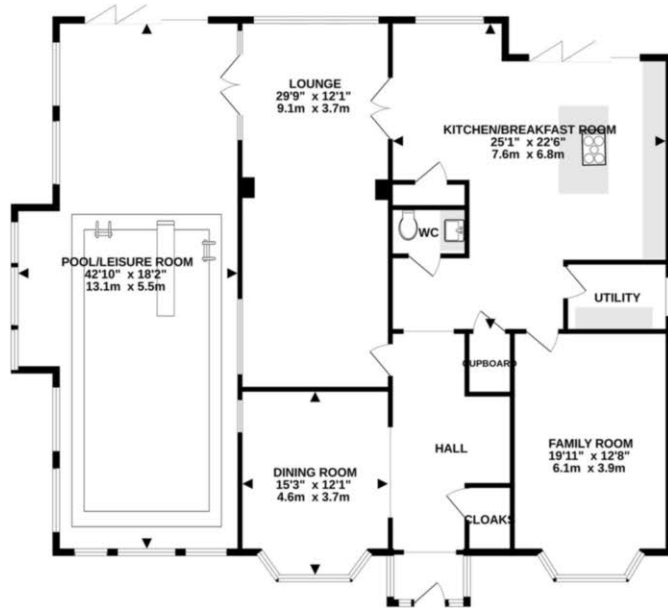
Freehold

**LOCAL AUTHORITY**

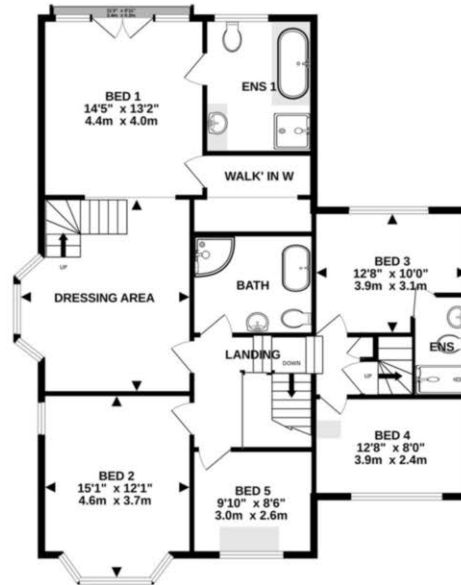
Trafford Borough Council. Tax Band G. Amount payable for 2025/2026 is £3534.72



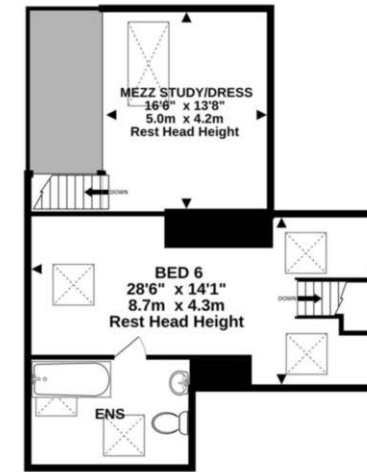
GROUND FLOOR  
2171 sq.ft. (201.7 sq.m.) approx.



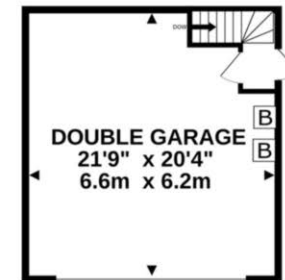
1ST FLOOR  
1268 sq.ft. (117.8 sq.m.) approx.



2ND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



1ST FL ABOVE GARAGE  
442 sq.ft. (41.1 sq.m.) approx.



GARAGE  
442 sq.ft. (41.1 sq.m.) approx.

**TOTAL FLOOR AREA : 5023 sq.ft. (466.7 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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