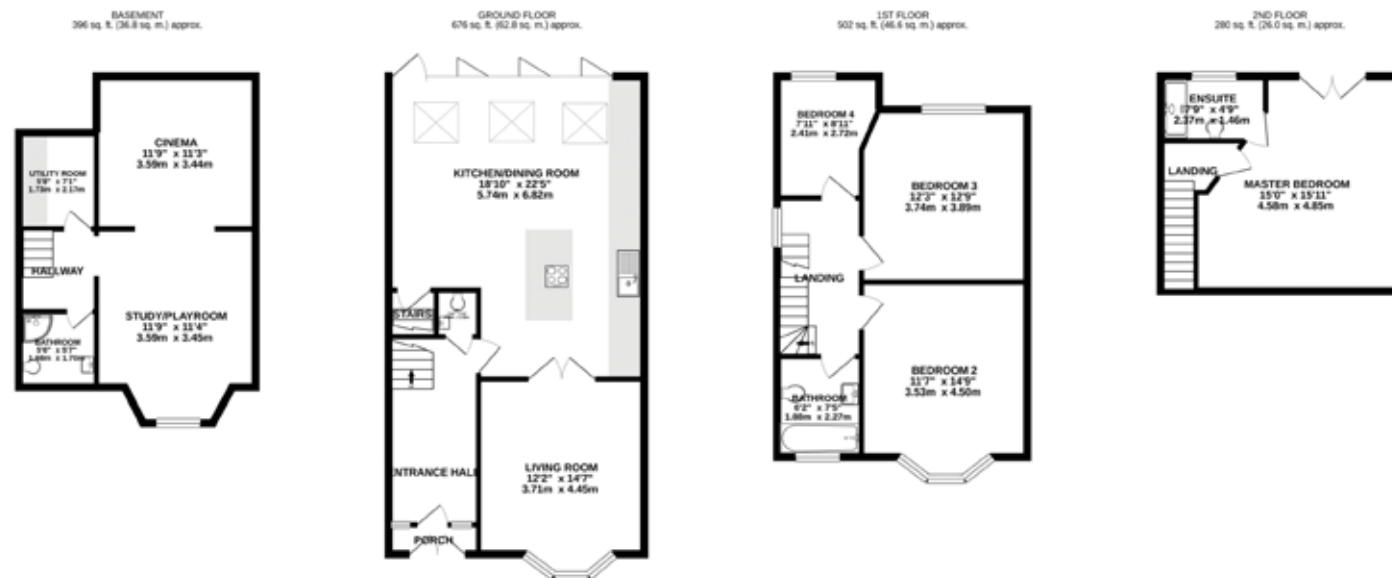


26 CECIL ROAD

Hale

£800,000



TOTAL FLOOR AREA : 1854 sq. ft. (172.2 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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NOTICE
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THE AREAS LEADING ESTATE AGENCY

Hale

176, Ashley Road, HALE WA15 9SF

0161 929 8118 hale@gascoignehalman.co.uk

gascoignehalman.co.uk



A stunning, link-detached family home located in a central Hale Village location close to excellent schools and amenities.

Arranged over four floors with three reception rooms, cinema room, four bedrooms and three bath/shower rooms. Off road parking to the front and further parking to the rear with attractive lawned garden and raised decked area.

GASCOIGNE HALMAN

- Stunning, link detached property in central Hale Village location, close to excellent amenities
- Off road parking to the front and rear with lawned rear garden and raised decked area
- Three main reception rooms and stylish open plan kitchen/dining room with a range of appliances



- Four bedrooms and three contemporary bath/shower rooms
- Lower ground floor including cinema room, playroom/study, shower room and separate utility room
- Recently extended and totally refurbished property close to excellent schools and amenities



An extremely impressive example of an extended and refurbished, link detached property, combining original features including stained glass windows, moulded ceiling cornices and bay windows with a host of modern day additions creating a stylish family home. The property includes a hallway with cloaks/WC leading to a generous lounge with feature fireplace and separate stylish kitchen/dining room with an extensive range of cabinetry, integrated appliances and bi-folding doors to the rear garden. The basement has been created to accommodate a cinema room, playroom, utility room and shower room.

On the first floor are three bedrooms and a contemporary family bathroom whilst to the second floor there is a master bedroom suite with en-suite shower room double doors with a Juliet balcony. The house is approached over a block paved driveway providing off road parking whilst at the rear there is additional parking and lawned garden with raised decking area, creating an excellent family home.

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,

£800,000

26 CECIL ROAD

Hale



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.

DIRECTIONS

From our Hale office travel along Ashley Road in the direction

of Altrincham, turning first left on to Cecil Road. Travel a short distance along Cecil road and the property can be found

TENURE

We believe the property to be Freehold and free from chief rent. Subject to solicitors verification.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford Borough Council. Tax band D. Amount payable for 2019/2020 is £1567.47.

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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