



**GASCOIGNE
HALMAN**

CANTERBURY ROAD, HALE

THE AREAS LEADING ESTATE AGENT



CANTERBURY ROAD, HALE

£592,000

An extended four-bed semi in sought-after location with 130ft garden, open-plan kitchen, loft bedroom, off-road parking, and stunning views. Close to schools, amenities, and transport links.

A thoughtfully extended and beautifully presented traditional four bedroom semi-detached, occupying an exceptional plot in a highly sought-after location. Featuring a 130ft rear garden and far-reaching views across neighbouring fields.

This wonderful family home has been significantly enhanced to create bright, contemporary living spaces. Beyond the recessed porch and wide entrance hall sits a naturally light sitting room, centred around a handsome brick fireplace with a solid fuel stove.

This is open plan to the extended dining kitchen which serves as the heart of the home, featuring Shaker-style units, integrated appliances, and wood-effect work surfaces. French windows open from the dining area onto a full-width paved terrace, perfect for summer entertaining.



The upper floors offer stunning elevated views. The first floor features a primary suite with fitted furniture and a fully tiled en-suite, alongside two further double bedrooms with fitted wardrobes and a modern family bathroom with underfloor heating. The landing has been thoughtfully designed to include a dedicated study area- ideal for home working. The second floor comprises a well-executed loft conversion, providing a fourth double bedroom with an en-suite WC. Externally, the property provides off-road parking and a gated side access.

The magnificent rear garden is a particular highlight, featuring a vast expanse of lawn and mature borders that ensure a high degree of privacy.

Equipped with gas-fired central heating and PVCu double glazing, the property also offers significant further potential to extend the existing living space (STPP).

The house is situated less than a mile from the revitalised centre of Hale Barns. The location is ideal for families, falling within the catchment of the prestigious Wellgreen Primary School, and is perfectly placed for open countryside, Hale Country Club, the motorway network, and Manchester International Airport.

LOCATION

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe. The Trafford Centre is only a few miles away. Timperley village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

TENURE

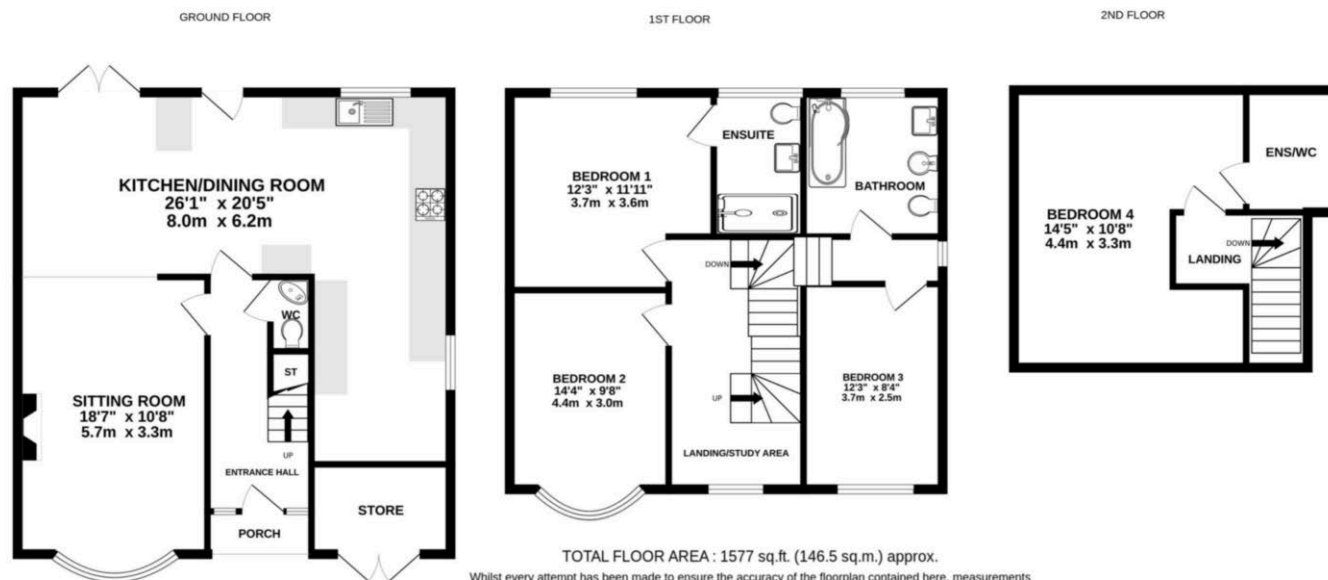
Freehold

LOCAL AUTHORITY

Trafford Borough Council. Tax Band D

POSTCODE

WA15 8PL



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