



**GASCOIGNE  
HALMAN**

PROSPECT DRIVE, HALE BARNES

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THE AREAS LEADING ESTATE AGENT

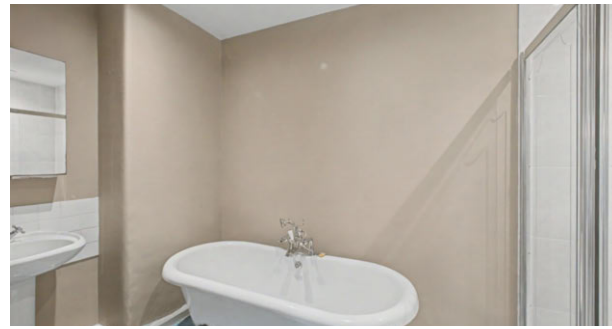


## PROSPECT DRIVE, HALE BARNES

**Offers Over £600,000**

A generous, bay fronted semi-detached, family home sitting at the head of a quiet cul-de-sac in Hale Barnes.





## DESCRIPTION

This ideal family home has been remodelled and updated, including a substantial single storey extension to the side and a two storey extension to the rear, offering over 1500 sq ft of accommodation. Once inside the property the hallway leads to a ground floor cloaks/WC and a family room to the front of the property with bay window and built in cabinetry. Towards the rear of the property is a large lounge with feature fireplace and double doors giving direct garden access and an open plan kitchen/dining room/sitting room with an extensive range of shaker style cabinetry and granite worksurfaces, integrated oven and gas hob, part vaulted ceilings and direct garden access.

To the first floor there are three generous sized double bedrooms and a further single bedroom. The master bedroom with en-suite bath/shower room and a separate family bathroom.

Externally the property is approached via a paved driveway offering off road parking to the front whilst to the rear is a Westerly facing garden, which is mainly laid to lawn with paved patio area and mature shrubbery, ideal for the Summer months.

## 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.

## TENURE

Leasehold with an original lease of 999 years dating from October 1950. There is a ground rent payable of £6.00 per annum.

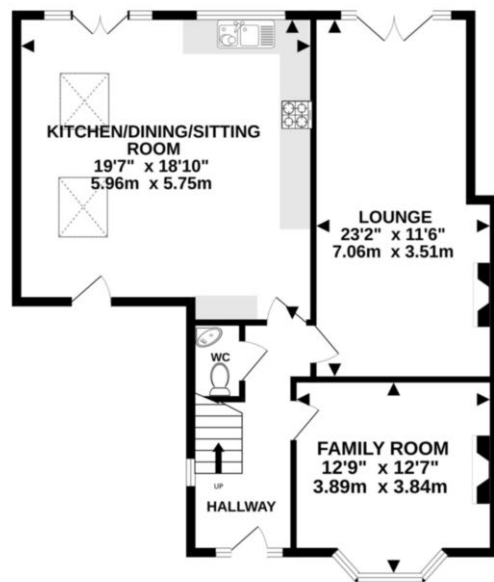
## LOCAL AUTHORITY

Trafford Borough Council. Tax Band E

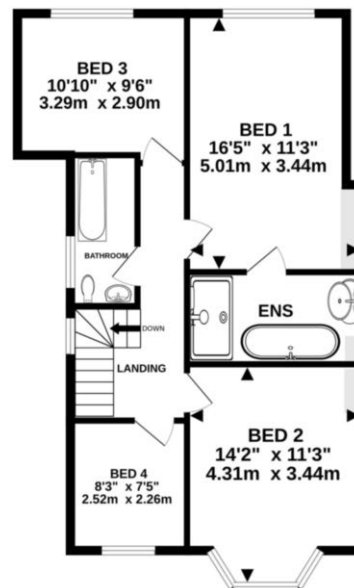
## POSTCODE

WA15 8TQ

GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 1571sq.ft. (146.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## HALE OFFICE

0161 929 8118

[hale@gascoignehalman.co.uk](mailto:hale@gascoignehalman.co.uk)

176 Ashley Road, Hale, WA15 9SF

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