



**GASCOIGNE  
HALMAN**

TEWKESBURY AVENUE, HALE

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THE AREAS LEADING ESTATE AGENT



## TEWKESBURY AVENUE, HALE

**£550,000**

Spacious four-bedroom, two-bath semi in Hale. Extended, modern interiors, open-plan kitchen, utility, gardens on three sides, off-road parking, and two stylish bathrooms. Ideal for families.

This exceptional four-bedroom, two-bathroom semi-detached residence presents a rare opportunity to acquire a substantial family home in one of Hale's most desirable enclaves. Thoughtfully extended across both floors to deliver over 1,400 sq ft of versatile, modern living space, the property represents an ideal purchase for growing families looking to secure a home in a premier location.





Positioned on an enviable corner plot, the home welcomes you via a bright porch and entrance hall. This leads into an impressive living and dining room, bathed in natural light from a front bay window and rear patio doors. Ideal for both family life and entertaining, the dining space flows effortlessly into a contemporary open-plan kitchen, which features premium granite work surfaces, integrated appliances, and extensive cabinetry. The ground floor is completed by a highly functional utility room and a separate cloakroom/WC.

Upstairs, the bedroom accommodation is perfectly tailored for family living. It offers three substantial double bedrooms and a remarkably spacious fourth single bedroom that could easily double as a dedicated home office. These are served by two elegantly designed, high-specification bathrooms.

Outside, the property continues to impress with beautifully manicured gardens wrapping around three sides, offering excellent scope and privacy. A front driveway provides secure off-road parking for two vehicles and leads to a practical store room with an up-and-over garage door. The side garden offers a private lawn enclosed by mature laurel hedging, while the rear features a seamless transition from the house to a paved patio and a low-maintenance artificial lawn with raised borders.

#### 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.

#### LOCAL AUTHORITY

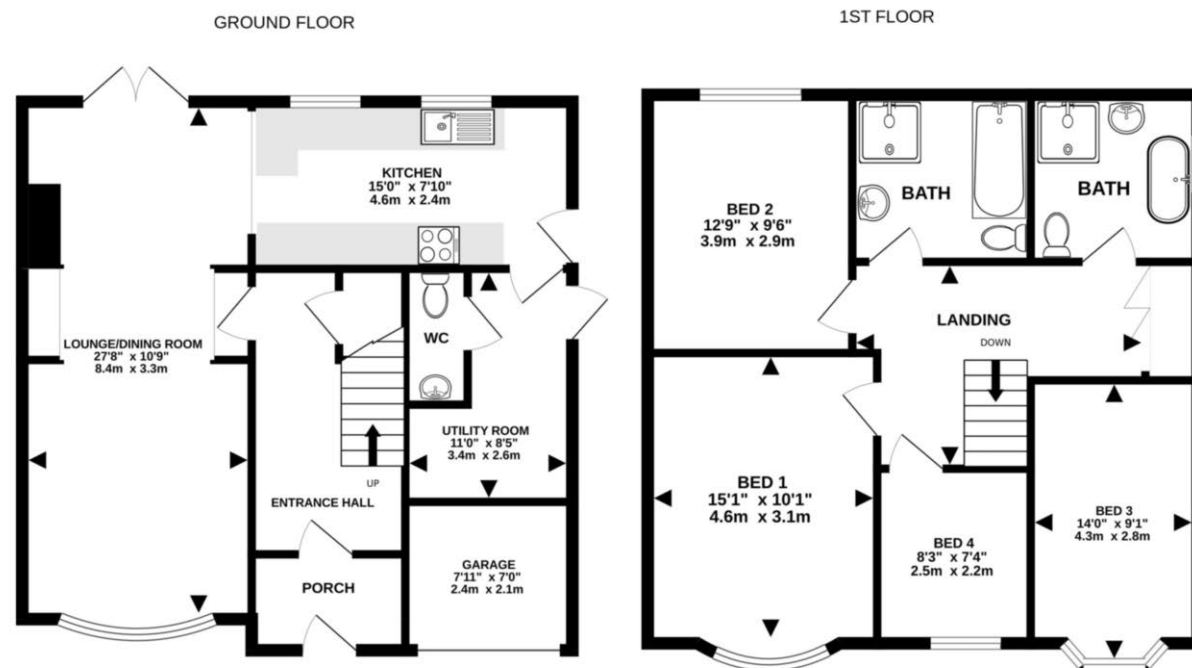
Trafford Borough Council. Tax Band D.

#### TENURE

Freehold

#### POSTCODE

WA15 8PN



TOTAL FLOOR AREA : 1424 sq.ft. (132.3 sq.m.) approx.

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