



GASCOIGNE HALMAN

ELM ROAD, HALE

THE AREAS LEADING ESTATE AGENT



ELM ROAD, HALE

£895,000

Beautiful Victorian terrace near Hale and Altrincham with 4 bedrooms, open plan living, converted cellar, period features, south facing garden, and modern finishes. Close to schools and amenities.





DESCRIPTION

This beautifully presented Victorian terrace offers an exceptional blend of period charm and contemporary living, ideally located within walking distance to both Hale and Altrincham.

The property welcomes you with a good sized entrance hall, leading through to a stunning open plan kitchen, dining, and living room, perfect for modern family life and entertaining. The dining room is enhanced by a striking bay window and a character fireplace, creating a warm and inviting atmosphere. The lovely kitchen features an American style fridge and Rangemaster oven. The sitting area features underfloor heating for added comfort and sliding doors that provide an abundance of natural light and open to the south facing rear garden. A convenient downstairs toilet is also located on the ground floor. The cellar has been thoughtfully converted and offers a versatile space with high ceilings that can be used as a study or an additional bedroom to suit your needs.

On the first floor, there are two spacious bedrooms, including one with a beautiful bay window and an original fireplace. The mezzanine-style bedroom is a particular highlight, with steps leading to an elevated sleeping area, maximising the use of space and offering a unique feature rarely found in similar properties. The main bathroom is fitted with a four piece suite for a touch of luxury.

The top floor comprises two further bedrooms, one of which benefits from a stylish ensuite, providing privacy and flexibility for growing families or guests. Throughout the home, period features blend seamlessly with modern finishes, creating a characterful yet practical environment.

This impressive property is ideally located to enjoy the vibrant amenities of both Hale and Altrincham, with excellent local schools, transport links, shops, and restaurants all within easy reach. With its flexible layout, spacious rooms, and high quality finishes, this Victorian terrace is perfect for those seeking a stylish and comfortable family home in a highly sought-after location.

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

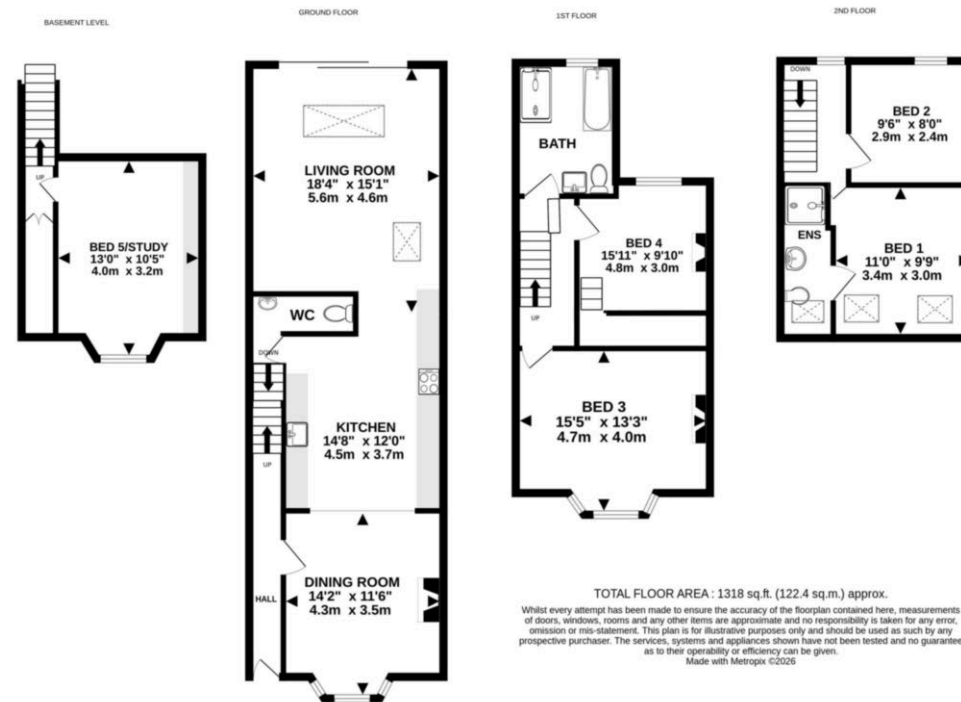
Freehold

LOCAL AUTHORITY

Trafford Borough Council. Tax Band E. Amount payable for 2025/2026 is £2,798.61

POSTCODE

WA15 9QP



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

HALE OFFICE

0161 929 8118

hale@gascoignehalman.co.uk

176 Ashley Road, Hale, WA15 9SF

**GASCOIGNE
HALMAN**