



**GASCOIGNE  
HALMAN**

ASHLEY ROAD, HALE, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT

ASHLEY ROAD, HALE, ALTRINCHAM

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## ASHLEY ROAD, HALE, ALTRINCHAM

**£725,000**

Spacious four bed detached home near Hale Village and Altrincham, with flexible living, sun room, large garden, off-road parking, and scope to modernise. Close to top schools and Metrolink.





## DESCRIPTION

An appealing, bay-fronted traditional detached family home occupying an exceptionally convenient location within a moments' walk of Hale Village, Altrincham Town Centre, and the popular Market Quarter. Offering over 2000 sq ft of versatile living space, this substantial property sits on the doorstep of both Altrincham Boys' and Girls' Grammar Schools and offers excellent proximity to the Metrolink. While the property has already been extended to include a loft conversion and a garage integrated as a large utility room, it now offers fantastic additional potential to modernise, reconfigure, or add value.

The ground floor accommodation opens via a practical porch into a spacious entrance hall with a guest cloakroom. At the heart of the home is an impressive 300 square foot through lounge and dining room, featuring a classic bay window to the front and French doors leading into a bright rear sun room. A separate morning room with built-in storage sits adjacent to the kitchen, which flows directly into the generously sized utility room.

Over the two upper floors, four well-proportioned double bedrooms are served by a central family bathroom, with excellent scope to create an en-suite to the principal bedroom through minor reconfiguration. Occupying the entire second floor is the charming fourth double bedroom, nestled within the eaves with characterful sloping ceilings, extensive built-in storage, and a large dormer window that frames impressive, far-reaching views across the rear.

Externally, a private front driveway provides excellent off-street parking. The beautifully arranged rear garden is laid to patio and paved sitting areas with deep borders, enjoying a highly desirable East-facing rear and South-facing side aspect that captures the best of the day's sunlight. This is an excellent family-sized home that is ready to move into, yet represents an exciting blank canvas for buyers looking to put their own stamp on a premium property.

## 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

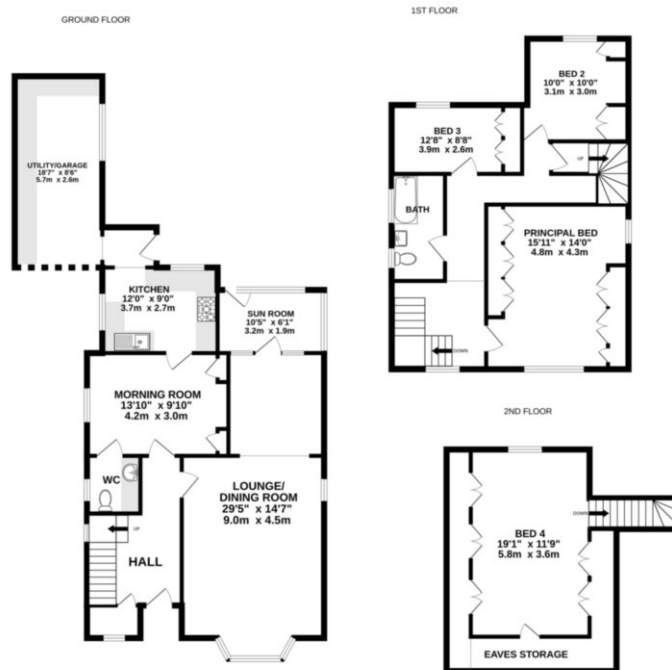
Freehold

## LOCAL AUTHORITY

Trafford Borough Council. Tax Band F

## POSTCODE

WA14 2LS



TOTAL FLOOR AREA : 2003 sq.ft. (186.1 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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## ALTRINCHAM OFFICE

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