



**GASCOIGNE
HALMAN**

MILLWAY, HALE BARNES

THE AREAS LEADING ESTATE AGENT



MILLWAY, HALE BARNES

£1,200,000

An Exceptional Detached Family Residence in a Prime Hale Barnes Location.

This outstanding modern detached home, built in 2014 by the current owner, offers over 3,400 sq. ft. of beautifully designed and well-balanced accommodation across three floors. Set within a quiet cul-de-sac in a highly sought-after residential area, the property combines impressive space, thoughtful layout, and refined detail - making it an ideal family home.

Upon entering, a generous hallway welcomes you, complete with a downstairs WC. The heart of the home is a stylish fitted kitchen with a central island, seamlessly flowing into a spacious dining area. From here, there's access to a utility room and an integrated garage. The ground floor also features three versatile reception rooms, perfect for use as a formal lounge, study, playroom, or media space - offering excellent flexibility for modern living.





Upstairs, the first floor hosts four well-proportioned double bedrooms, each benefiting from its own en-suite bathroom. The principal suite is further enhanced by a dedicated dressing room and access to a luxurious family bathroom.

The second floor provides two additional double bedrooms, both with en-suite facilities - ideal for older children, guests, or multi-generational living.

Externally, the front of the property features a neatly lawned garden and a gravel driveway offering ample off-road parking, leading to the attached garage. The rear garden is enclosed by mature hedging and includes a lawn and gravel patio, providing a private and secure outdoor space for relaxation or entertaining.

Attention to detail is evident throughout, with ornate brick and stonework around the gabled windows adding charm and character to the exterior.

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 H - Amount payable for 2025/2026 is £4241.68

TENURE

Freehold

POSTCODE

WA15 0AE



TOTAL FLOOR AREA : 3406 sq.ft. (316.4 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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