



**GASCOIGNE
HALMAN**

FERNLEA, HALE

THE AREAS LEADING ESTATE AGENT



FERNLEA, HALE

£875,000

A stunning, contemporary detached family home situated in an exclusive cul-de-sac just half a mile from the heart of Hale Village.

Positioned on a remarkable corner plot, this superbly presented residence offers generously proportioned living space designed for both formal entertaining and modern family life. The ground floor opens with a welcoming reception hall leading to an elegant, dual-aspect sitting room centred around a stone fireplace.





For more formal occasions, a separate dining room opens onto a private sun terrace, while the heart of the home is the Shaker-style kitchen and adjoining morning room, a bright, versatile space overlooking the manicured rear gardens. A dedicated study provides a quiet retreat for home working, complemented by a guest cloakroom.

Upstairs, the primary suite features a range of fitted wardrobes and a modern en-suite. Three further well-proportioned double bedrooms, all with integrated furniture, are served by a contemporary family shower room.

The exterior is equally impressive. Set back from a tree-lined carriageway, the property enjoys mature, landscaped grounds that offer a high degree of privacy. Paved terraces provide ideal spots for alfresco dining, while the manicured lawns are framed by established borders. A large paved driveway provides ample parking and leads to an attached double garage.

Beyond the quiet tranquility of the cul-de-sac, the vibrant boutiques and eateries of Hale are within walking distance. The property sits within the catchment for highly-regarded schools

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

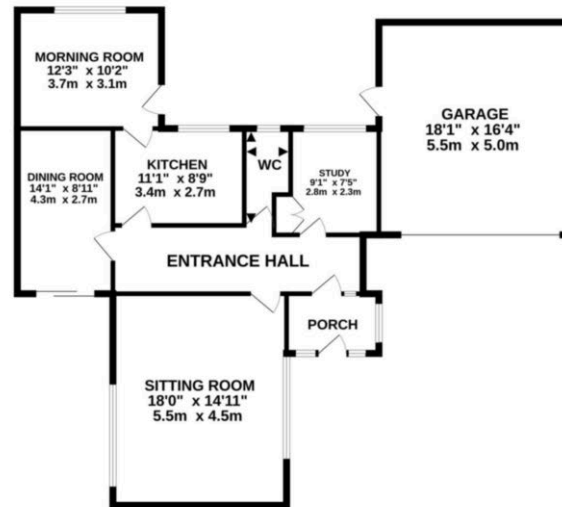
LOCAL AUTHORITY

Trafford Borough Council. Tax Band F

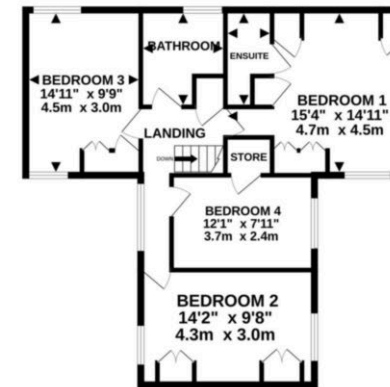
POSTCODE

WA15 9LH

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1860 sq.ft. (172.8 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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