



**GASCOIGNE
HALMAN**

WOBURN DRIVE, HALE BARNES

THE AREAS LEADING ESTATE AGENT



WOBURN DRIVE, HALE BARNES

Offers Over £750,000

Spacious four bed detached house in sought-after area near excellent schools. Versatile living, two garages, off-road parking. Needs updating. No chain. Great family home with huge potential.





DESCRIPTION

This impressive four bedroom detached house presents an exceptional opportunity for buyers seeking a spacious family home in a highly desirable location within the catchment area for excellent local schools, including Wellgreen Primary School.

Upon entering the property, a welcoming storm porch leads into the main accommodation, which is thoughtfully arranged to provide versatile living spaces. The ground floor features an open plan through lounge, sitting room, and two separate dining rooms, offering ample space for both relaxation and entertaining. The kitchen is fitted with a range of integrated appliances and benefits from an adjacent utility area, ideal for laundry and additional storage needs. A convenient downstairs WC and shower room add further practicality to the layout.

Upstairs, there are four well-proportioned double bedrooms and a family bathroom, providing comfortable accommodation for families of all sizes. The property would benefit from some updating, presenting an exciting opportunity for the new owners to personalise and modernise the interiors to their own tastes.

The external features of this property truly set it apart. To the front, a large paved dual-entry driveaway provides ample off-road parking and leads to two separate garages, a rare luxury for the area providing exceptional secure storage, workshop space, or potential conversion. To the rear sits a magnificent, secluded, private and not overlooked rear garden. Bordered by mature hedging, the lawn enjoys a highly desirable westerly aspect, bathing the patio and living spaces in afternoon and evening sun.

Located within walking distance of Hale Barns Village, the property sits within the catchment for Trafford's legendary state, private and grammar schools. With the North West motorway network and Manchester International Airport just a short drive away, the location offers the perfect balance of village peace and city connectivity.

With no onward chain, this home is available for a swift and straightforward purchase. This property combines generous living space, a flexible layout, and a prime location to create an ideal family residence with excellent potential for improvement. Early viewing is highly recommended to fully appreciate the scope and possibilities this home has to offer.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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

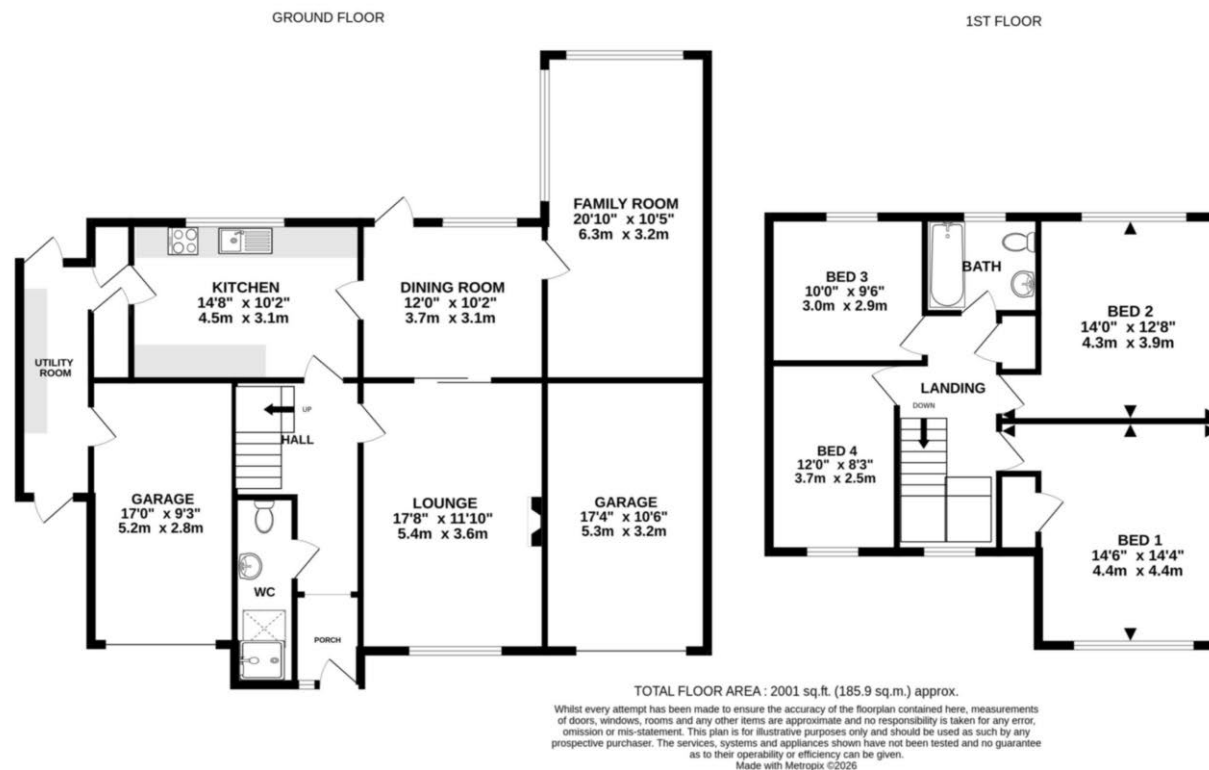
Freehold

LOCAL AUTHORITY

Trafford Borough Council. Tax Band F.

POSTCODE

WA15 8NE



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HALE OFFICE

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