



**GASCOIGNE
HALMAN**

DUKES WALK, HALE

THE AREAS LEADING ESTATE AGENT

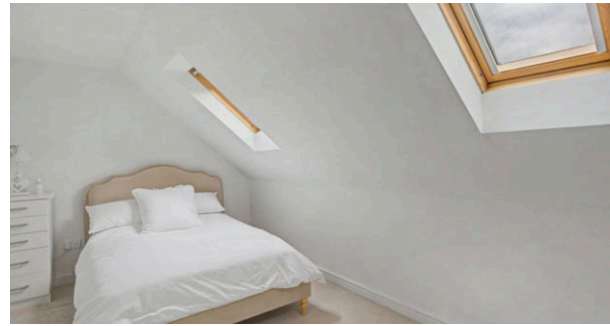
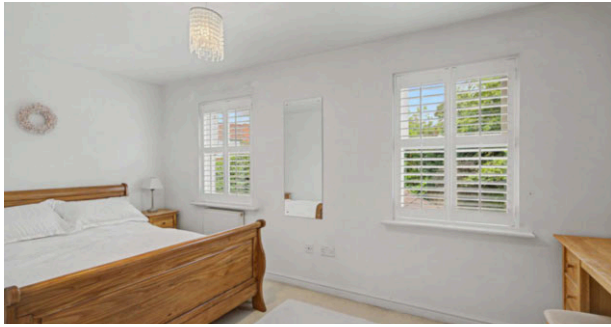


DUKES WALK, HALE

£680,000

Executive 3-bed home in secure gated cul-de-sac near Hale Village. Spacious, bright living over 3 floors, private garden, driveway, garage, and top schools nearby. Ideal for families or professionals.





DESCRIPTION

This beautifully presented, established home is nestled within a small and secure gated development just off Clarence Road-lying within a short, flat stroll of Hale Village and some of the area's premier schools.

Occupying a prime position within the cul-de-sac, the property enjoys a highly desirable south-westerly facing aspect to the rear. The versatile accommodation is arranged over three floors, extending to almost 1,500 sq. ft. of exceptionally bright, flexible living space.

A welcoming entrance hall with guest cloakroom/WC leads to a well-appointed kitchen, fully fitted with an extensive range of high-quality cabinetry, granite work surfaces, and a classic Rangemaster oven. To the rear, a skilful extension has created an excellent-sized sitting room featuring a striking vaulted ceiling and doors opening directly to the rear garden. The first floor hosts an elegant living room that spans the full width of the house alongside a generous principal bedroom complete with a private en-suite shower room. The second floor offers two further well-proportioned double bedrooms, both served by the main family bathroom. The rear garden is an entirely enclosed, private oasis. It is predominantly laid to lawn with a delightful paved patio accessed from the living area, making it perfect for outside entertaining. Mature trees and shrubs on the boundaries ensure a high level of privacy and form a pleasing backdrop. To the front, a private driveway provides parking for two vehicles and leads to the integral garage. Prospective purchasers may choose to convert the garage into an additional reception room, as neighbouring homeowners have done (subject to the necessary consents).

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 F

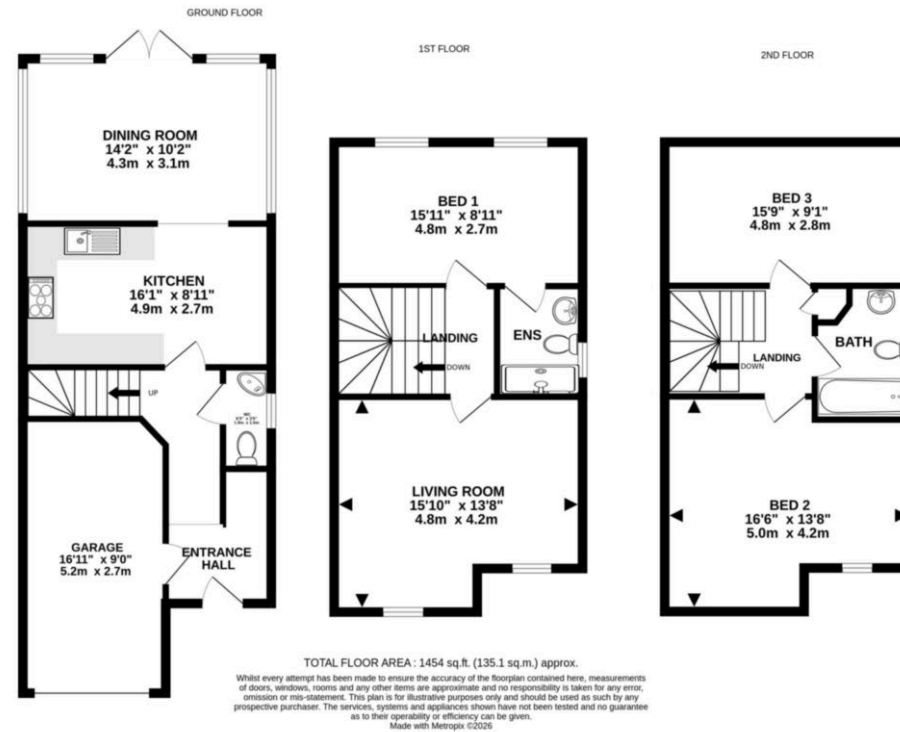
TENURE

Leasehold with an original lease of 999 years from January 2001. There is a service of £500 payable per annum and £195 ground rent.

POSTCODE

WA15 8WB

FLOORPLAN & EPC



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