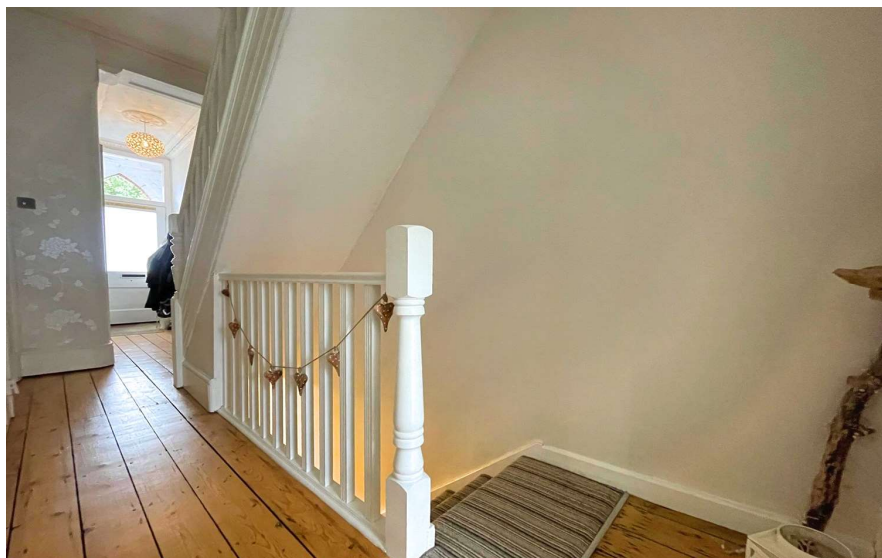
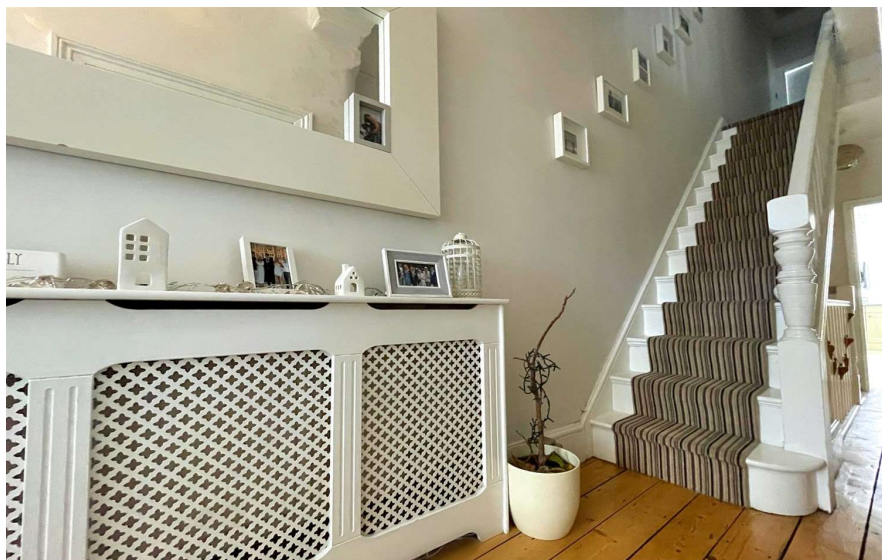




**GASCOIGNE
HALMAN**

Barkers Lane, Sale
Guide Price £725,000

THE AREA'S LEADING ESTATE AGENCY



A substantial Victorian bay-fronted residence, enjoying a wealth of attractive accommodation over four floors, with extended and remodeled accommodation including an open plan refitted dining kitchen, three reception rooms, five bedrooms, and useful cellars, boasting a wealth of original features, requiring some cosmetic improvements, and being located on one of Sale's most desirable roads within close proximity of St Marys Primary School, popular secondary schools, key transport links, and useful amenities.

Property details

- Handsome and Lovingly Improved Substantial Period Town House
- Boasting Over 2200 sqft Of Family Accommodation Spread Over Four Floors
- Well Positioned Close To Sale, Key Transport Links and Excellent Schools
- Stunning Extended Kitchen/Family Room With Bi-Folding Doors Onto The Rear
- Five Double Bedrooms Over Two Floors
- Low Maintenance South Facing Rear Garden & Off Road Parking



About this property

Set within a highly convenient backwater position close to Sale town centre, key primary and secondary schools, and useful amenities, on the revered 'Barker's Lane', an imposing and attractive Victorian townhouse, enjoying a wealth of accommodation over four floors, with numerous improvement throughout whilst offering scope for additional cosmetic upgrades, and enjoying a secluded garden with southerly aspect.

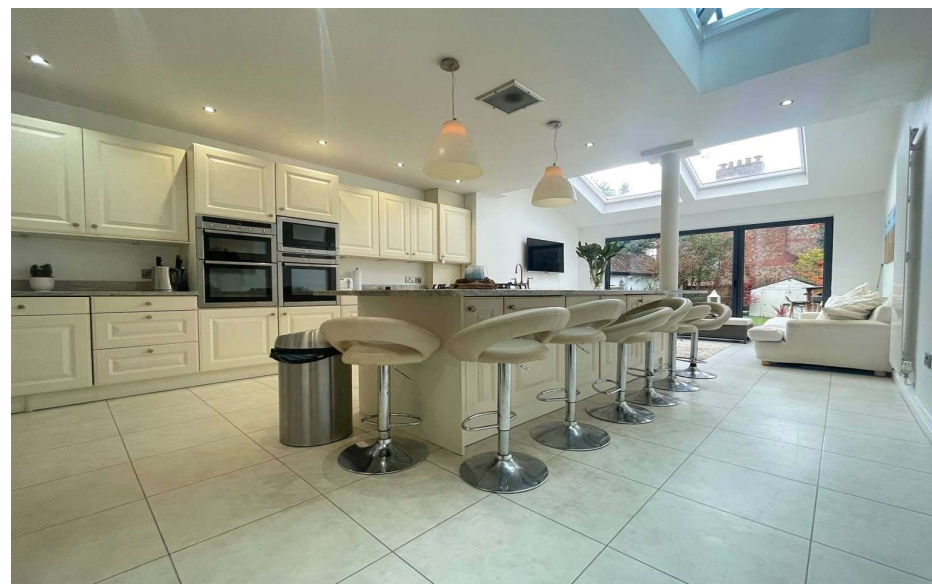
The impressive home is approached via a useful paved driveway, with handsome bay-fronted traditional elevations, steps provide access to the welcoming entrance hall setting the tone with a wealth of original features, to the right is a generous bay-fronted living room with striking feature fireplace, ahead to the right is a separate dining room again with large feature fireplace and opening to the main hub of the home; the intelligently remodelled open plan living/ dining kitchen. Offering a generous refitted attractive kitchen with feature dining-style breakfast bar, large fixed skylight, and an extended rear living room with vaulted ceiling and bi-folding doors.

Off the kitchen is a staircase leading to a partly converted cellar, boasting two versatile chambers and a shower room.

To the first floor, off the spacious landing, are three well sized bedrooms, with the master bedroom being particularly impressive in size, and a separate family bathroom.

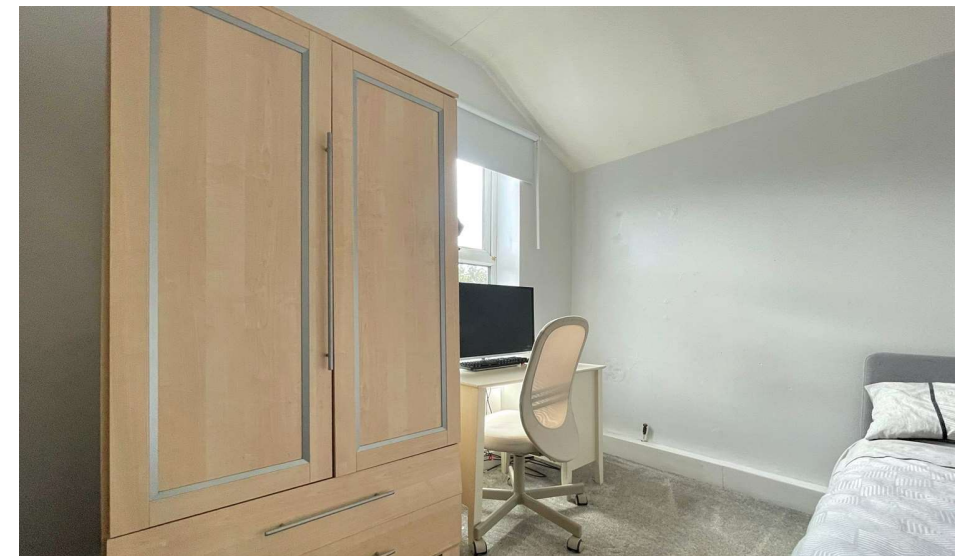
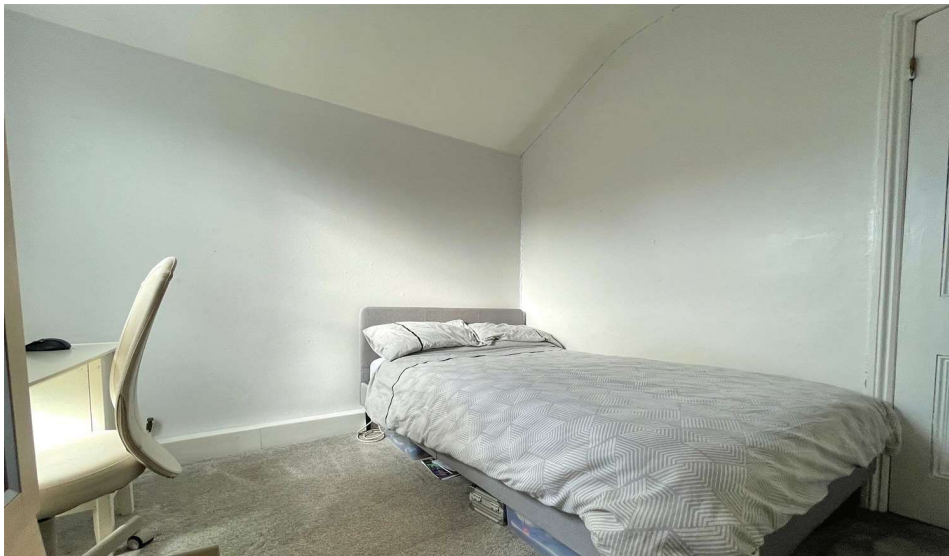
To the second floor are two further bedrooms.

Externally the home enjoys a pleasant secluded rear garden designed with low maintenance in mind, with a raised decking area, large astroturf lawn, mature planted borders, and part-walled boundaries.

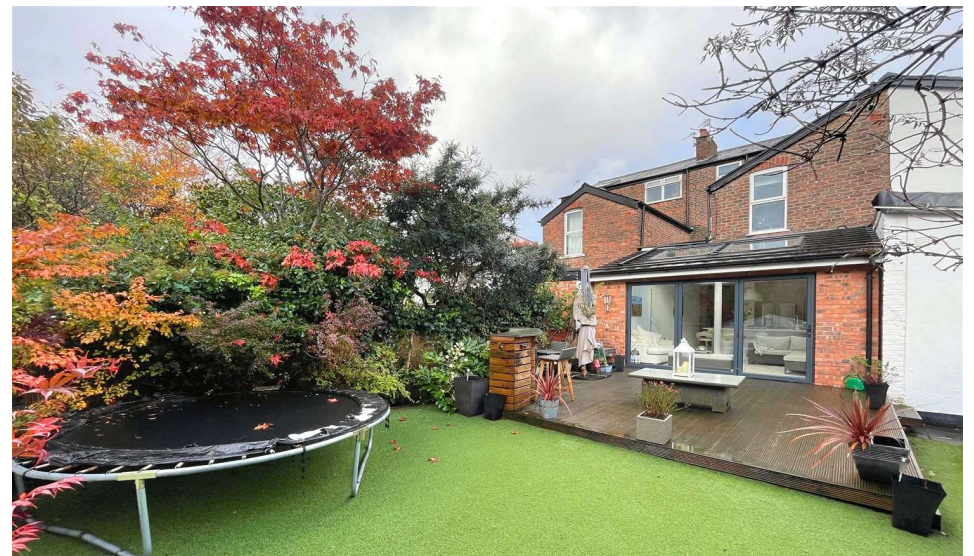














DIRECTIONS

M33 6RP

COUNCIL TAX BAND

D

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

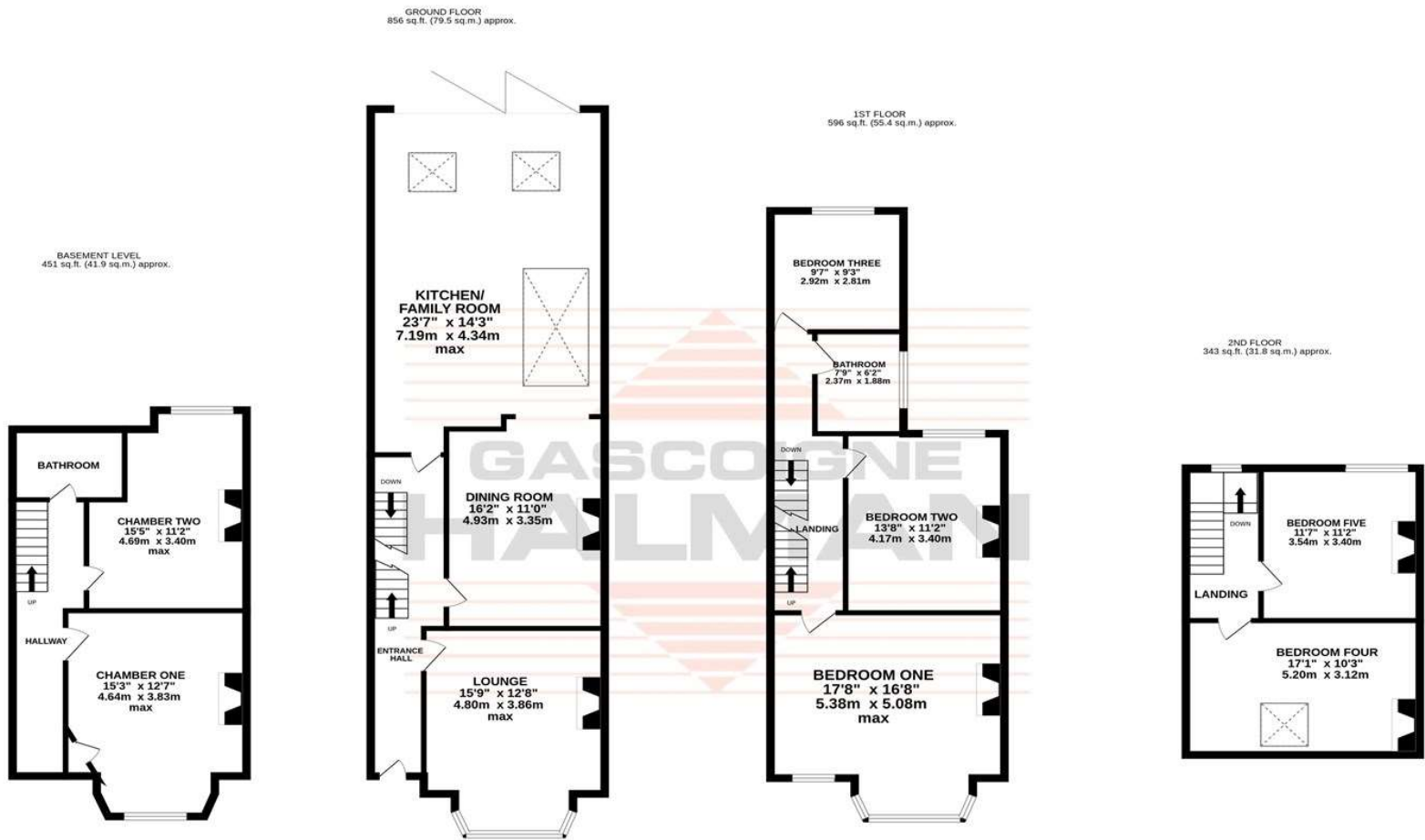
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA : 2245 sq.ft. (208.5 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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THE AREA'S LEADING ESTATE AGENCY

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