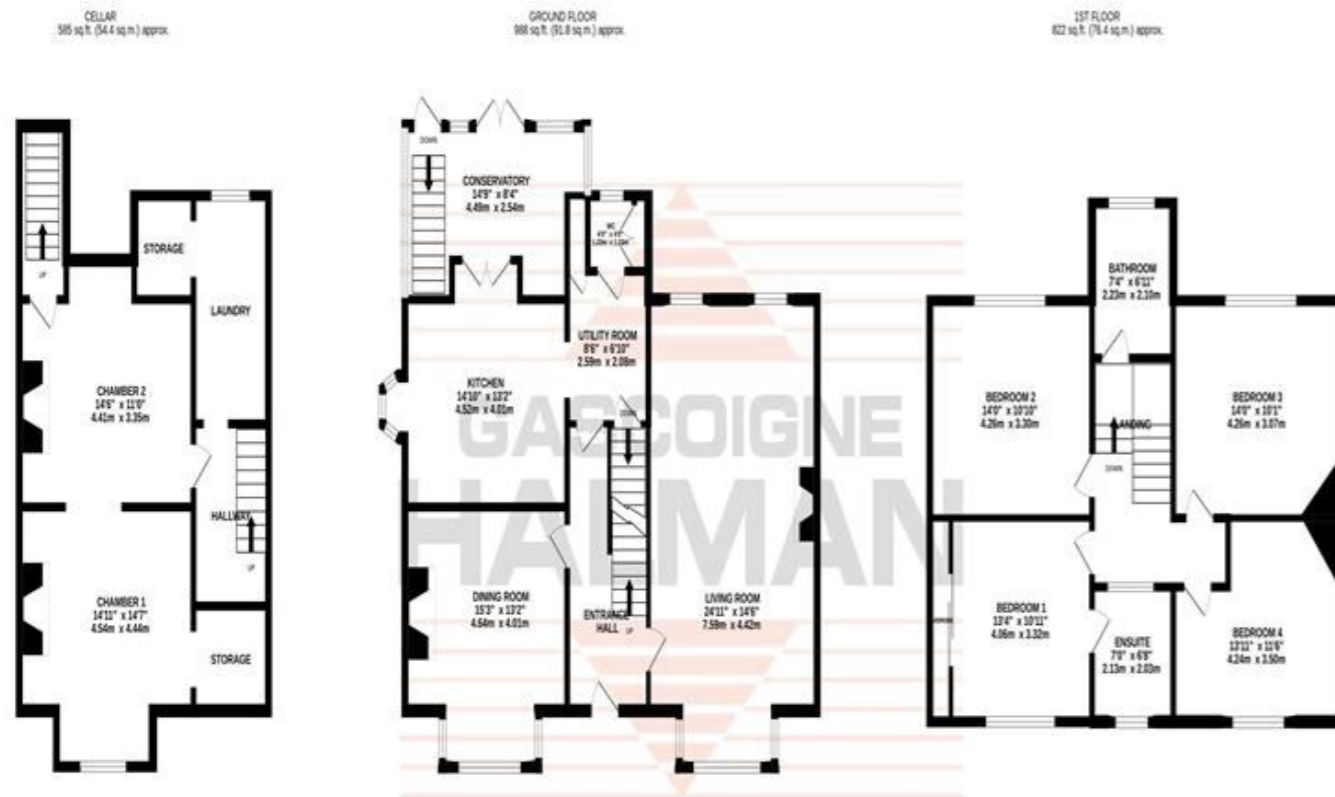
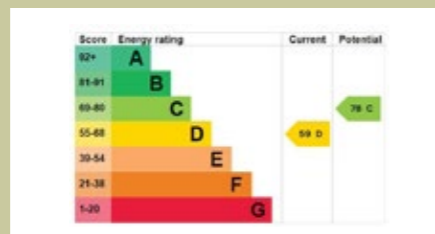


125 BROAD ROAD
Sale
OFFERS OVER
£850,000



TOTAL FLOOR AREA : 2396 sq.ft. (222.6 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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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.

THE AREAS LEADING ESTATE AGENCY

Sale
96, School Road, SALE M33 7XB
0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

'Cleveland Cottage', built in the 1890's is an individual & imposing period four double bedroom detached residence revealing many charming traditional features whilst offering a majestic & elegant décor. With accommodation over three levels, this beautiful property promotes ample reception rooms, unrealised potential to the basement chambers along with a substantial established rear garden.

- An Individual Period Detached Residence
- Close to Worthington Park & Local Metrolink
- Basement Chambers offering unrealised potential
- Well Proportioned Reception Rooms & Modern Family Kitchen

- Ample Traditional Features Throughout
- Easy access to surrounding motorway network
- Walking Distance To Mersey Valley

**OFFERS OVER
£850,000**

125 BROAD ROAD

Sale



DESCRIPTION

'Cleveland Cottage' is a detached period residence which retains much of its heritage from the mid to late 19th century 'Mock Tudor' domestic architecture with its black and white façade. This striking property offers wonderful family accommodation & is entered via a beautiful timber door with its textured glasswork. A spacious bay fronted living room & formal bay fronted dining room branch off from the hallway, whilst a modern kitchen leads through to a conservatory with enjoyable views over the gardens. A utility room & downstairs WC complete well balanced ground floor accommodation.

The basement chambers offer ideal storage along with a laundry room but with some creative design, these chambers could be converted into habitable living accommodation. A split level landing includes a contemporary re-styled family bathroom along with four double bedrooms, master with ensuite. Established gardens to front & rear and a detached garage complete this stunning family home.

LOCATION

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

DIRECTIONS

For SatNav Purposes: M33 2FX

TENURE

Freehold with Chief Rent - Subject to verification by Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Trafford MBC - Council Tax Band - F

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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