



**GASCOIGNE
HALMAN**

4A ALCESTER ROAD, SALE M33 3QP

THE AREAS LEADING ESTATE AGENT



4A ALCESTER ROAD, SALE M33 3QP

£1,000,000

An outstanding and generous bay fronted detached residence, with modern dining kitchen, two reception rooms, four well sized bedrooms, and double garage, occupying a substantial mature plot, set on the revered 'Alcester Road' close to Sale, popular schools and key transport links.

Having been constructed in 1992 by the current owners, we are delighted to be marketing this impressive and intelligently designed detached home for the very first time.

Approached via a large block paved driveway the home enjoys a commanding presence, upon entry is a useful entrance porch, opening to a generous entrance hall complete with storage cupboard and w/c, to the right is a large bay-fronted living room with inglenook fireplace and double doors to the garden. Ahead of the hall is a well sized separate dining room, with large sliding door opening to a charming conservatory. To the left of the hall is the impressive dining kitchen, complete with a range of base and wall units, a range of integrate appliances, pleasant bow window, and dining area, off the kitchen is a separate utility room with single side door, and internal access to the large integrated double garage benefiting from twin electric up and over doors.

To the first floor, off the galleried-style landing, are four well sized double bedrooms, with bedroom one being particularly impressive in size with bay-frontage, a charming balcony with views over the local cricket pitch, and boasting a modern ensuite shower room. There is also a refitted four piece family bathroom.

Externally the home occupies a substantial plot, with a large block paved driveway and half-walled lawned garden to the front, whilst to the rear is an attractively landscaped mature garden, boasting two stone patios, a large lawned garden, beautifully planted shrub borders, feature pond, hedged boundaries, and a gate providing access on to the local cricket pitch.



LOCATION

For SatNav purposes: M33 3QP

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.

SERVICES

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

TENURE

Leasehold - 999 Years from 30th December 1938 GR
£9.00 PA - Subject to verification by Solicitor.

LOCAL AUTHORITY

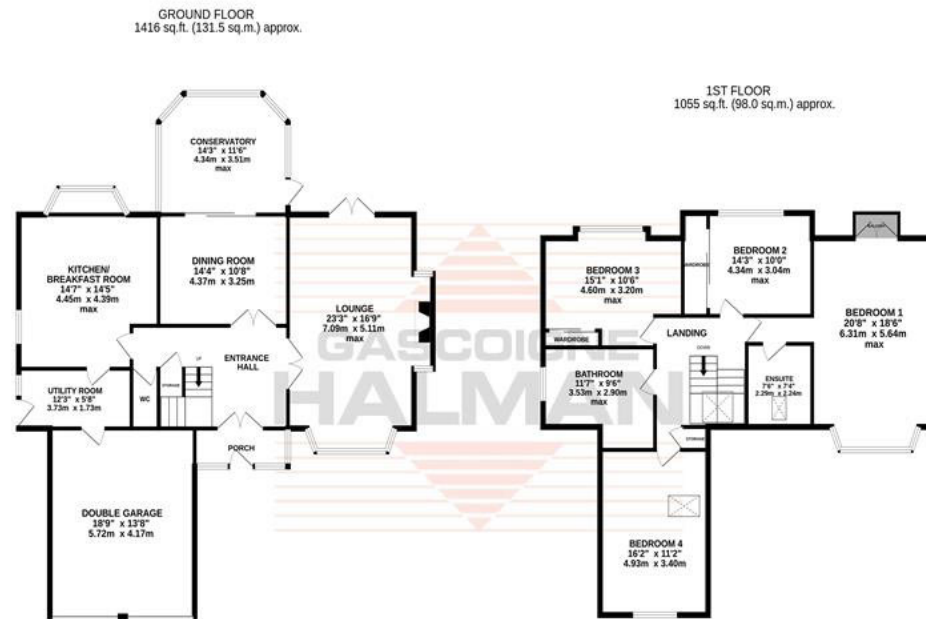
Trafford MBC - Council Tax Band F

POSSESSION

Vacant possession upon completion.

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 2471 sq.ft. (229.6 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.
Made with Metropix ©2024

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.



SALE OFFICE

0161 962 8700

sale@gascoignehalman.co.uk

96 School Road, Sale, Cheshire, M33 7XB

**GASCOIGNE
HALMAN**