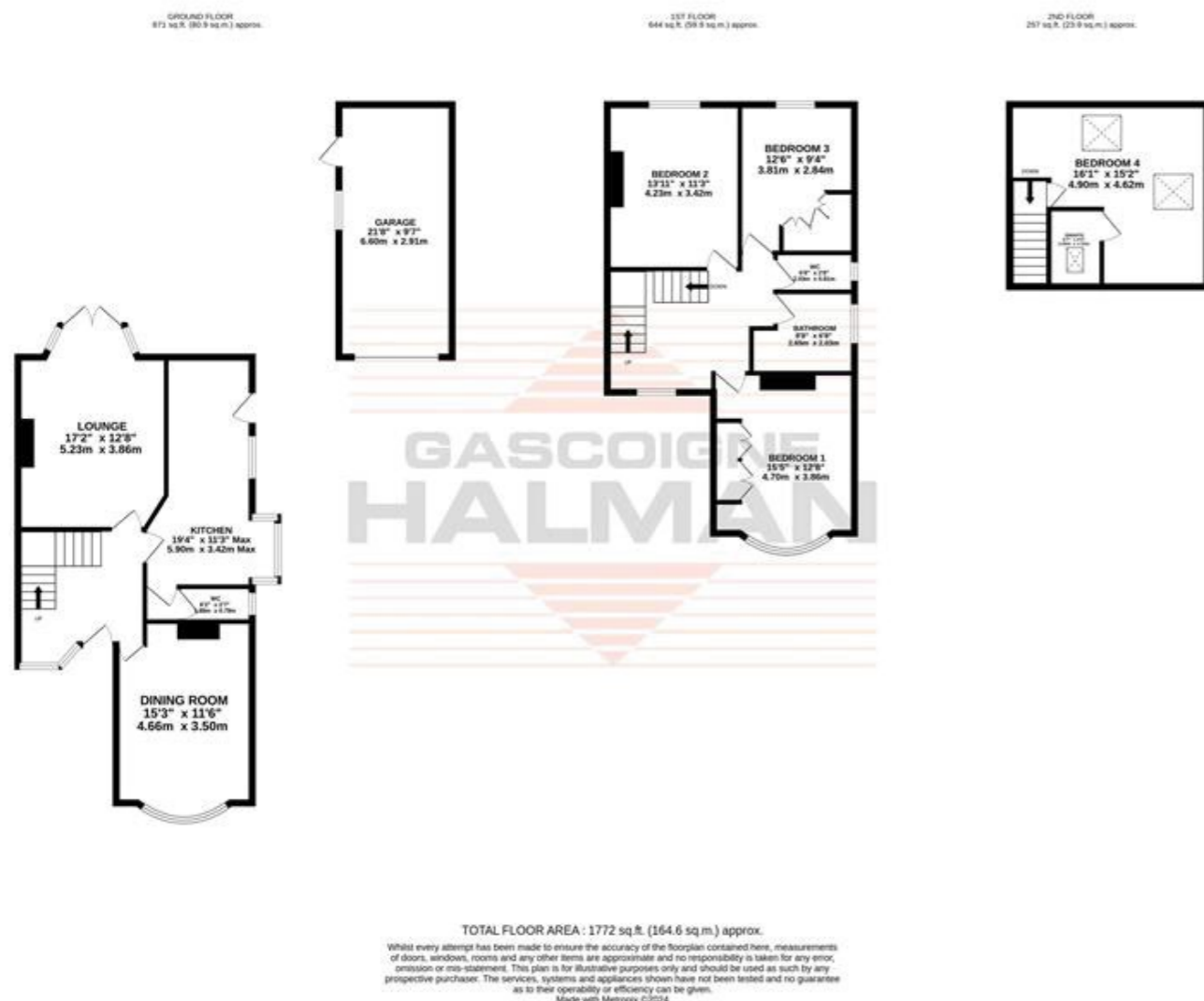


4 BROADWAY
Sale
£700,000



NOTICE
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THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



An imposing bay-fronted semi-detached residence, enjoying substantial accommodation of circa 1,770 sqft over three floors, with two large reception rooms, four generous double bedrooms, a wealth of charming period features, and boasting a large secluded rear garden, whilst set within a much sought-after setting only a short stroll to Sale town centre, and close to key transport links, popular schools and local amenities.

GASCOIGNE HALMAN

- An Imposing Bay-Fronted Semi-Detached Residence
- Set On The Revered Tree Lined 'BROADWAY' Only A Short Stroll To Sale Town Centre
- Substantial Period Accommodation Approx 1,770 SQ FT Over Three Floors
- With Two Spacious Reception Rooms

- Enjoying Four Well Sized Bedrooms
- Boasting A Wealth Of Period Features
- Large Secluded Rear Garden With Detached Garage
- Close To Popular Schools Including Park Lane Primary And Ashton On Mersey

£700,000

4 BROADWAY

Sale



Having been lovingly maintained and enjoyed by the same family for many decades, an outstanding example of a commanding and imposing bay-fronted semi-detached home, boasting a wealth of period features, and extensive accommodation over three floors, whilst occupying an unrivalled setting within easy reach of Sale, sought-after schools including Park Road Primary and Ashton On Mersey, and key transport links. Set within a large gated plot, the home begins with a pleasant tree-lined approach via the revered 'Broadway', a generous flagged driveway leads to home, where handsome red-brick and bay-fronted elevations set the tone for the charming period accommodation. The house begins with a striking entrance hall complete with an impressive leaded window and main door, with a large

traditional staircase ahead. Off the hall are two generous reception rooms, with a bay-fronted dining room to the front, including a statement original feature fireplace, there is also a large living room to the rear with a modern refitted fireplace and double doors to the garden, whilst the separate kitchen boasts a wealth of refitted base and wall units, side bay-window, and benefits from a dining area and separate w/c having been previously remodelled. To the first floor, off the vast galleried landing, are three spacious double bedrooms, with bedroom one and two particularly large in size, and a separate refitted family bathroom. To the second floor is bedroom four, having previously been the attic and historically converted, with twin skylights, and a modern refitted ensuite.

Externally to the rear is a large private garden with a flagged patio, lawned garden, a second indian stone patio to the rear, fenced boundaries and maturely planted borders. There is also a useful detached garage providing ample space for storage. To the front is a large driveway offering ample off-road parking for multiple vehicles.

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 6NR

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 MBC - Council Tax Band E

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN