

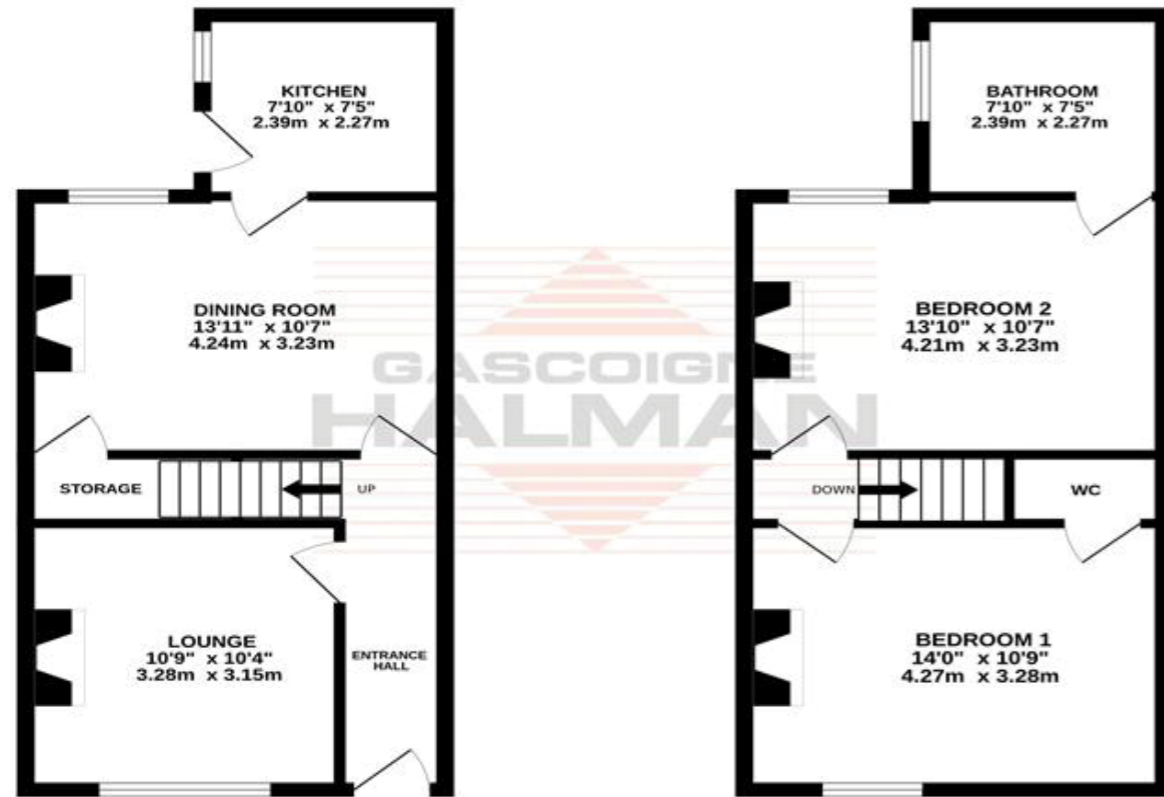
33 TEMPLE ROAD

Sale

£375,000

GROUND FLOOR  
383 sq.ft. (35.5 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 AREAS LEADING ESTATE AGENCY

Sale

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Set on the idyllic 'Temple Rd' is this attractive and impressive 19th century period terraced home which has been enhanced over the years by the current owner with improvements such as new windows and external doors in 2021, new roof in 2022 and a new boiler in 2024. The property enjoys a wealth of charming accommodation throughout with two reception rooms and two double bedrooms. Only a short stroll to Sale Moor village, Sale, popular schools, and local amenities, whilst benefiting from a secluded landscaped rear garden and driveway.

GASCOIGNE HALMAN



- Beautiful Victorian Period Terrace
- Boasts Off-Road Parking & Low Maintenance Rear Garden
- Boarded Loft Accessed Through Hatch With Ladders & Light

- Within Walking Distance To Sale Moor Village
- Abundance Of Original Features Throughout
- Recent Improvements Include New Windows & External Doors, New Roof & New Boiler Over The Last Three Years

**£375,000**

**33 TEMPLE ROAD**

Sale



**DESCRIPTION**

Having been lovingly maintained and stylishly enhanced throughout, a handsome period terraced home, providing a range of spacious and attractive accommodation throughout, with a pleasant secluded rear garden and useful driveway, set within a highly convenient position close to Sale Moor, Sale, key transport links and local amenities.

The stylish home begins with a welcoming entrance hall complete with attractive flooring and striking period features. To the front is the living room with central feature fireplace and original features, ahead of the hall is the well sized dining room benefiting from a substantial feature fireplace with charming exposed brick finish,

whilst off the dining room is the separate refitted kitchen, boasting a range of base and wall units and providing access to the rear garden.

To the first floor off the landing, are two well sized double bedrooms, with a WC off bedroom one and modern refitted bathroom off bedroom two. A boarded loft with drop down ladder access and lighting can be found within the second bedroom.

Externally to the front is a pleasant approach and useful block paved driveway, whilst to the rear is a secluded landscaped garden, ideal for the low maintenance approach, with York stone and gravelled patio area.

**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 2EP

**TENURE**

Freehold - 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 C

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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