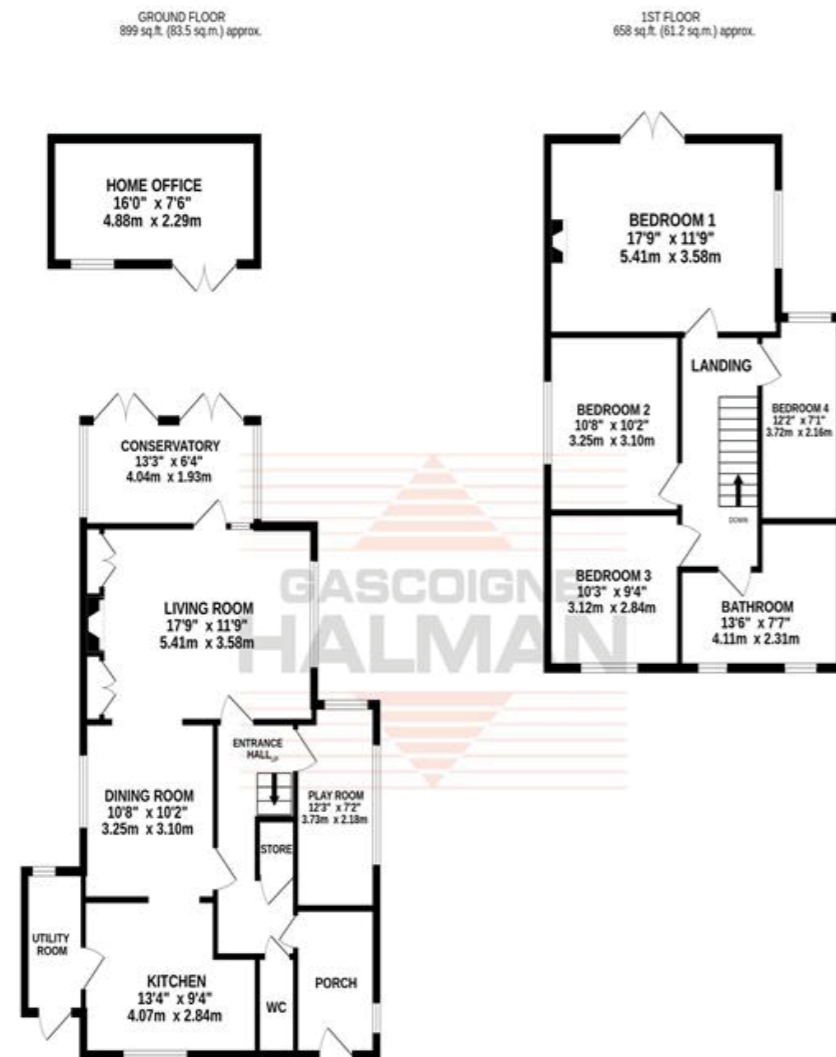


136 BROAD ROAD

Sale

£700,000



TOTAL FLOOR AREA: 1557 sq.ft. (144.6 sq.m.) approx.
While 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
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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

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gascoignehalman.co.uk



Occupying a corner plot position this unassuming but yet attractive four/five bedroom detached family home reveals spacious accommodation with well balanced accommodation across the ground floor and first floor. The property enjoys a privileged setting close to excellent transport links such as the local Metrolink or even the M60 Motorway network. Primary Schools are easily accessible with Worthington Primary School and Moorlands Junior School within striking distance.

GASCOIGNE HALMAN

- Four/Five Bedroom Detached Family Home
- Walking Distance to Moorlands Junior School & Worthington Primary School
- Private South Facing Easy To Maintain Garden

- Corner Plot with Spacious Driveway Providing Ample Parking
- Walking Distance to Sale Waterpark & Metrolink
- Modernised Family Bathroom Suite with Luxury Walk in Shower

£700,000

136 BROAD ROAD

Sale



As you approach the block paved driveway with its mature borders, a charming storm porch invites you in to this wonderful home. Leading through the Porch is a hallway which also features a useful understairs storage area alongside convenient access to the downstairs WC. The hallway is flanked by an impressive play room or music room or even an occasional fifth bedroom whilst to the other side is an open plan kitchen and dining room which often forms the hub of the home. Continuing the theme of open plan is large living room with access to a conservatory which overlooks the private south facing rear garden. Positioned off the kitchen is a practical utility area with space for day to day appliances. Leading up

the staircase you are met with an exposed feature brick wall which could also be ideal for plethora of contemporary wall art for all those creative enthusiasts. Four double bedrooms are spread across the first floor with the master bedroom offering a floor to ceiling Juliette balcony allowing for ample light to flood in. With some careful planning the large master bedroom could also be adapted to further include an en-suite if necessary. Completing the first floor is a thoughtfully designed family bathroom which displays elegance and style. Externally the rear garden promotes an easy to maintain south facing garden complete with artificial grass creating year round greenery. The borders are well established and offer a high degree of privacy whilst a raised decked area allows for garden

relaxation or summer dining. A converted garage is currently used as a home office but could also provide other uses subject to a buyers requirements. A pathway leads alongside the property creating uninterrupted access from front garden to rear garden.

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 2DF

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 E

VIEWING

Viewing strictly by appointment through the Agents.

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



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