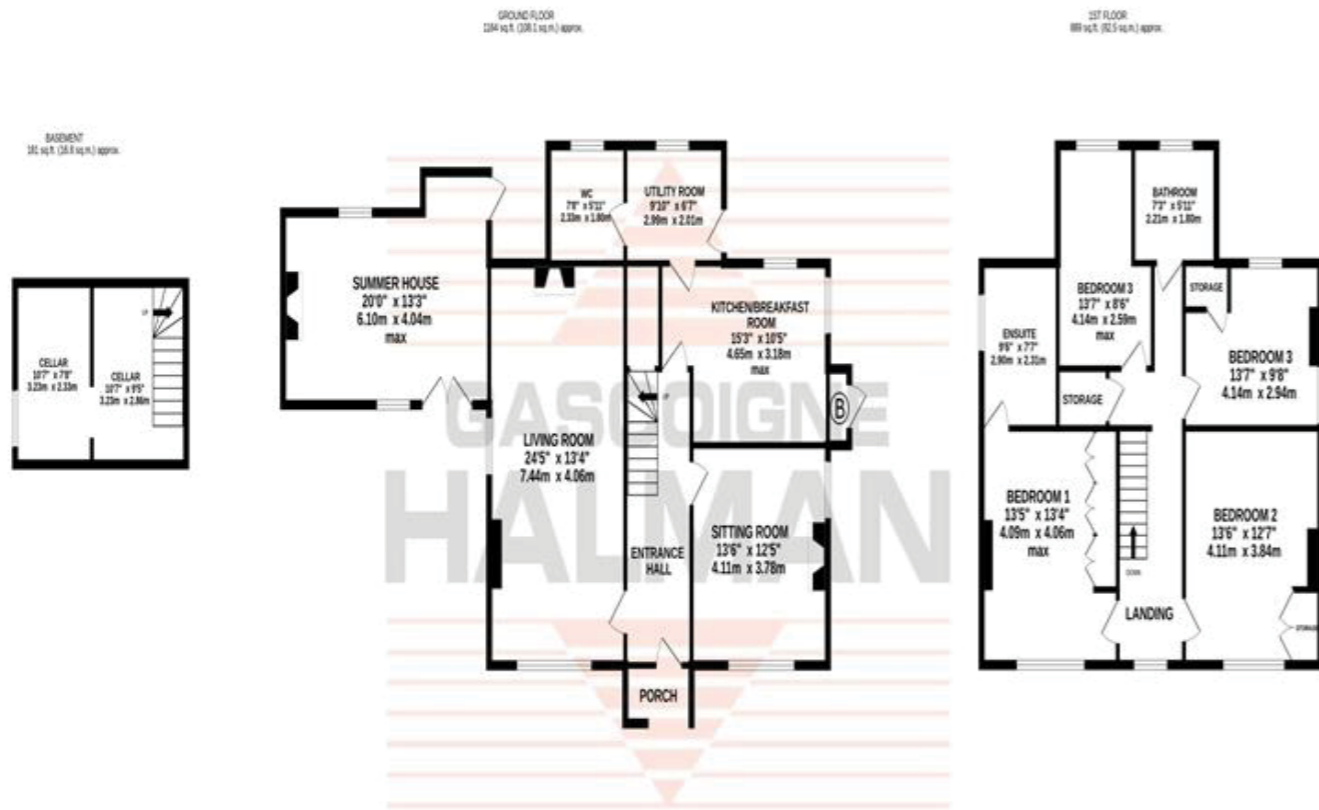


4 POPLAR GROVE

Sale

£835,000



TOTAL FLOOR AREA: 2233 sq.ft. (207.4 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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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

An exquisite and historic Victorian villa, enjoying a wealth of charming spacious accommodation over three floors measuring over 2200 sq ft, with four bedrooms, and a versatile adjoining annexe/ home office, set within an extensive, mature and lovingly landscaped plot, only a short stroll to Sale town centre, popular schools, and key transport links.

- Beautiful Victorian Detached House
- Within Walking Distance To Local Amenities & Excellent Transport Links
- Four Double Bedrooms & Master Ensuite

- Two Large Reception Rooms, Kitchen, Utility Room & WC
- Adjoining Annex/Home Office
- Wonderfully Maintained Gardens & Driveway

£835,000

4 POPLAR GROVE

Sale



DESCRIPTION

Set towards the rear of an enchanting and beautifully landscaped plot, an imposing double fronted detached Victorian Villa, offering an exclusive opportunity to purchase an idyllic home of local historical importance, with a wealth of attractive and traditional accommodation, conveniently positioned close to Sale, key transport links including 'Brooklands' Metro stop, and sought-after primary and secondary schools including St Joseph's and Sale Grammar School. The handsome home enjoys impressive white elevations with contrasting black lintels and a commanding stepped porch, upon entry the accommodation begins with a

welcoming entrance hall complete with fine original features, to the left is a vast living/ dining room with feature fireplace and measuring over 24ft in length, to the right is a second sitting room complete with feature fireplace, ahead of the hall is the fitted breakfast-style kitchen with modern fitted base and wall units and a space for dining table. Off the kitchen is a useful separate utility room and separate w/c. A secluded internal staircase provides access to the lower ground floor offering a twin chambered cellar providing a useful storage area and providing scope for conversion if desired.

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 3AY

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 F

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN