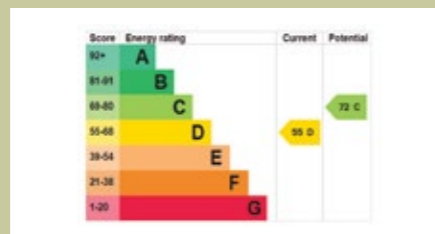


TOTAL FLOOR AREA: 1574 sq.ft. (146.2 sq.m.) approx.

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



- Beautiful Period Semi Detached Residence
- Substantial Secluded Rear Garden With Side Access
- Four Generous Bedrooms & Family Bathroom
- Planning Permission Granted For Single Storey Extension and Basement Conversion - ref 109766/HHA/22

- Prominently Positioned In A Quiet Cul-de-sac.
- Close to Excellent Schools Including Sale Grammar and Brooklands Primary
- Two Well Sized Reception Rooms & Modern Refitted Dining Kitchen

£675,000

8 BRADDAN AVENUE

Sale



DESCRIPTION

This striking period semi detached family home reveals an abundance of original features whilst also displaying ample well proportioned reception rooms and four generous bedrooms. An entrance hallway branches out to a bay fronted lounge with feature fireplace and a separate sitting room. A spacious kitchen/diner with a range of contrasting refitted units, beautiful exposed brick feature and double door access out onto the rear garden. The home benefits from a full height three chamber cellar offering useful storage, utility area and potential for conversion (currently passed).

To the first floor, off the spacious landing, are two bedrooms to the front of the home and two further bedrooms to rear with open aspect plus a modern family bathroom. Externally the property benefits from a large stone driveway whilst to the rear is an substantial far reaching rear garden, mainly laid to lawn, with elevated patio area, maturely planted boundaries, and raised sleeper flanked planters. There is also a detached garage. Walkden Gardens & Moor Nook Park are within easy walking distance and offers excellent convenience. There is planning permission in place for a single storey rear extension and basement conversion - ref 109766/HHA/22

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 3WP
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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