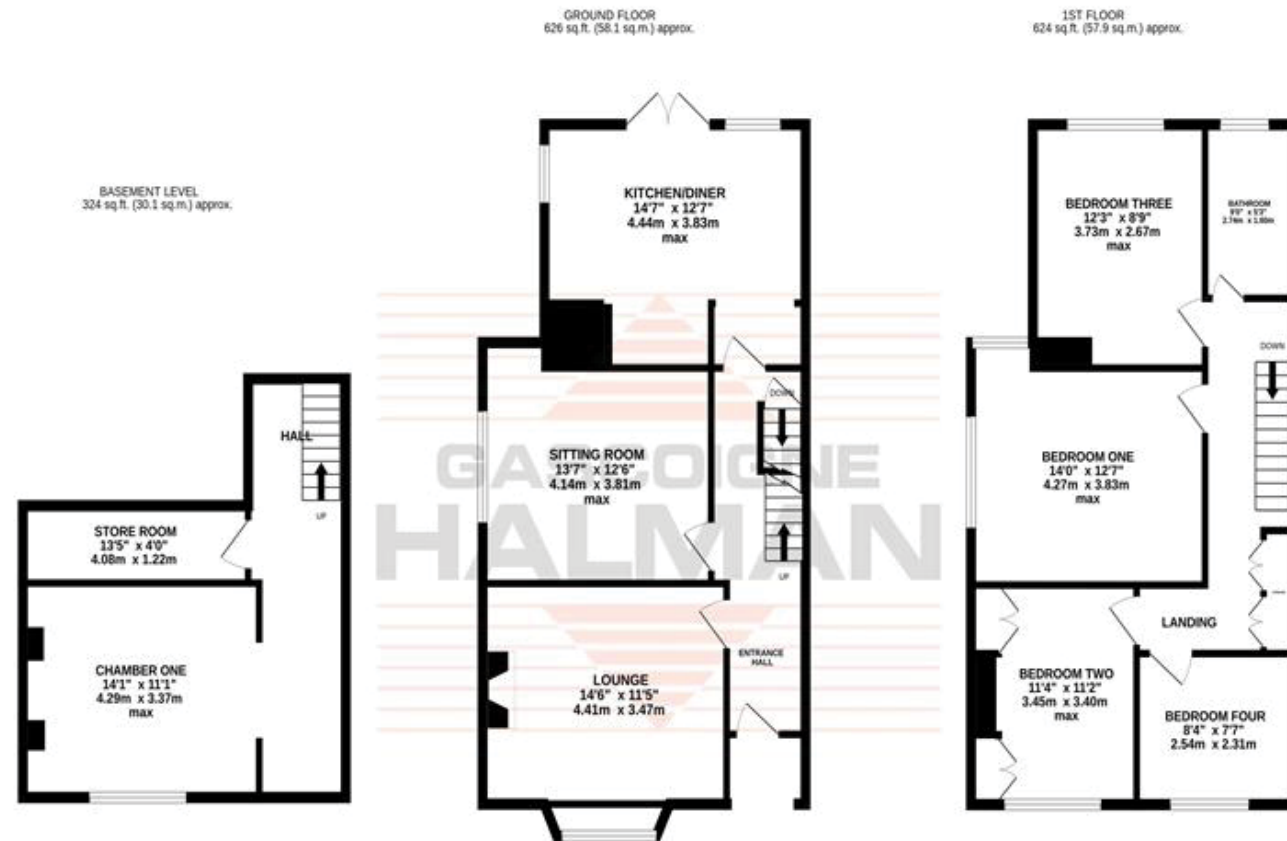


8 BRADDAN AVENUE

Sale

£650,000



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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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



This imposing period semi detached boasting accommodation over three floors, and is ideally positioned on a quiet cul-de-sac in a highly desirable location close to Sale Grammar School and Brooklands Primary as well as being in close proximity to the amenities of Sale, Sale Moor & Brooklands Metro. Boasting a substantial secluded rear garden, this four bedroom period residence is ideally suited for an exceptional family home, and benefits further from planning permission to extend and convert the basement - ref 109766/HHA/22.

GASCOIGNE HALMAN

- 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

£650,000

8 BRADDAN AVENUE

Sale



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
Agents Note: We have been advised the property was subject to structural investigations in 2018 with subsequent drainage repair carried out - please contact us for documentation.

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.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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