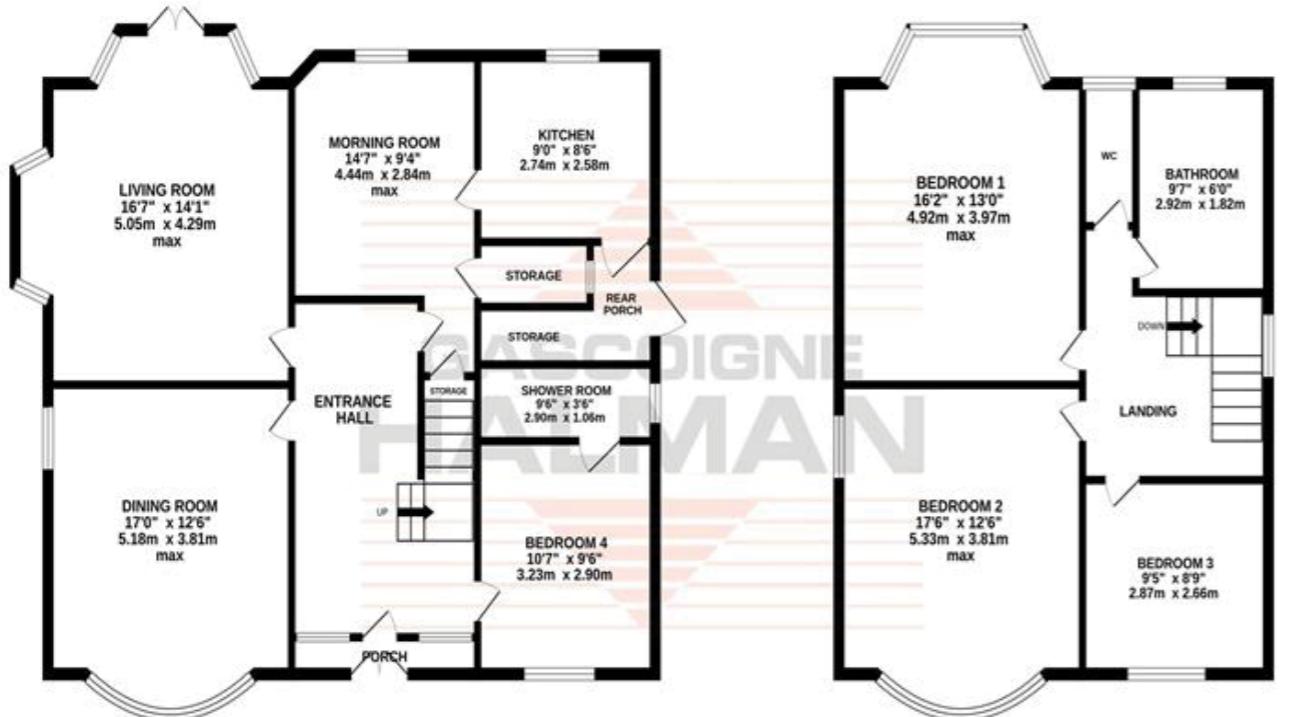


GROUND FLOOR

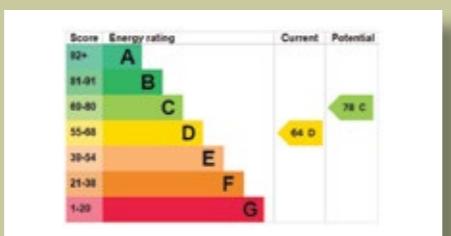
1ST FLOOR



TOTAL FLOOR AREA: 1801sq.ft. (167.3 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



A remarkably spacious four bedroom detached residence offers an abundance of original features and presents significant potential for extension and development (subject to planning permission). Ideally situated within walking distance of highly regarded schools, including Tyntesfield Primary School, and providing convenient access to Grammar and Secondary schools in both Sale and Altrincham, this location is particularly advantageous for those commuting to the city center. No Chain.

GASCOIGNE HALMAN

- Four Bedroom Detached Residence
- Positioned Close To Sale & Altrincham Town Centres
- Corner Plot With Large Gardens

- Abundance Of Original Features
- Off Road Parking To Rear
- No Chain

£ 600,000

382 WASHWAY ROAD

Sale



Internally, the property boasts a plethora of period features including original stained glass panel, high ceilings and picture rail details. A large entrance hallway gives access to all reception rooms; a remarkable 17-foot dining room features a large bay window at the front and a feature fireplace. The rear 16-foot lounge serves as a cozy retreat, showcasing an impressive original fireplace set within an inglenook and an additional bay window overlooking the garden. There is a separate morning room and kitchen, which presents an excellent opportunity to create a large open-plan area (subject to planning permission). Off the main hall, there is a fourth double bedroom complete with an en suite shower room.

On the first floor there are three generously sized bedrooms, including two spacious doubles, both featuring bay windows, and a large single room. These bedrooms are serviced by a family bathroom with a separate WC. The outdoor gardens truly offer a striking appeal, being substantial in size and extending from the front to the back of the property. Mature hedgerows provide privacy from the road, creating an enclosed family space. Parking for the property is conveniently located off The Drive, with a private driveway situated at the rear of the 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 4HF

TENURE

Leasehold - 999 Years from 17th May 1932 - 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.