



**GASCOIGNE
HALMAN**

35 PRIORY ROAD, SALE

THE AREAS LEADING ESTATE AGENT



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A striking and substantial bay-fronted Edwardian residence, enjoying immaculately appointed and sympathetically enhanced accommodation of circa 3,200 sq ft. With four reception rooms, five well sized bedrooms and positioned within a gated extensive plot with private rear garden. The property is set on the revered 'Priory Road', close to Sale, key transport links and within catchment of some of Trafford's finest schools.

Occupying a commanding elevated position, the home is approached via large block-paved driveway, with attractive traditional red brick elevations and charming leaded window setting the tone for this fabulous period home. Upon entry, via the 'oversized' entrance door, attractive herringbone patterned oak flooring meanders beyond the hall extending to a large bay-fronted living room, a second versatile reception room, currently used as an office. A third reception room, ideal as a snug/ sitting room, with inbuilt bookcase opens to the main hub of the home; the extended and intelligently remodeled living/dining kitchen. The rear of the house offers vast open plan living with an impressive refitted contrasting kitchen. Off the kitchen is a useful boot room providing access to a generous integrated double garage. There is also a useful ground floor w/c.





OVERVIEW

Substantial Edwardian Semi Detached Property

Five Double Bedrooms & Two Stunning Family Bathrooms

Abundance Of Original Features Throughout

Positioned On One Of Sale's Most Sought After Roads

Large Gated Driveway & Lovely Rear Garden

Close To Local Amenities & Excellent Transport Links



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Off the hall is staircase access to the fully converted basement, offering an additional reception room currently utilized as a cinema/ games room, whilst there is also a utility room and modern shower room.

To the first floor, via the spacious landing, are three well sized bedrooms and a impressive four-piece family bathroom.

To the second floor are two further bedrooms, and a modern refitted shower room.

The home boasts a charming wealth of exquisite original and restored features including oversized skirting boards, intricate corncicing, picture railing, cast iron pull bell, and impressive high ceilings.

Externally to the rear is a well sized garden benefiting from a high degree of privacy, with decked patio/seating area. To the front, the property is accessed via electric gates leading to a block paved driveway providing parking for several vehicles, whilst there is a lawned garden with a magnificent mature Scots pine tree.

LOCATION

For SatNav purposes: M33 2BU

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.

SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections.

TENURE

Freehold - Subject to verification by Solicitor.

LOCAL AUTHORITY

Trafford MBC - Council Tax Band G

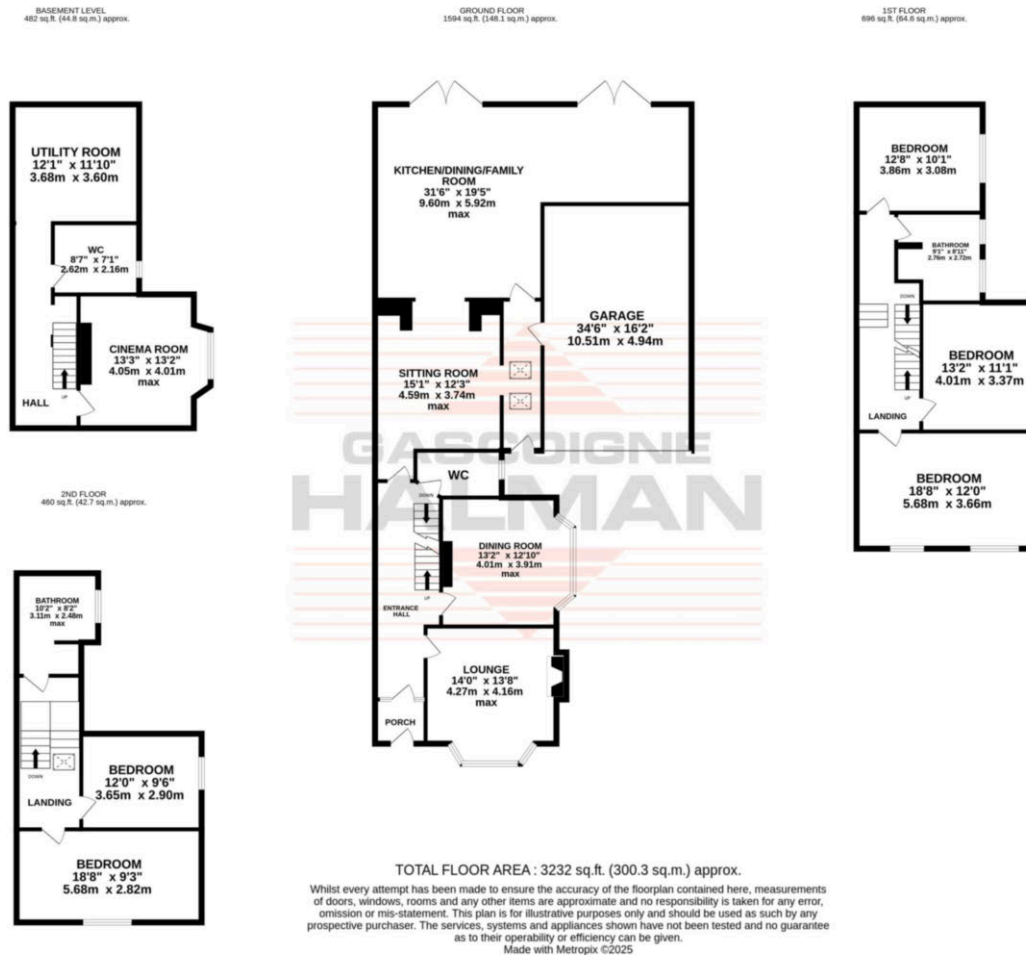
POSSESSION

Vacant possession upon completion.



Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this prior to entering into a contract.

FLOORPLAN & EPC



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



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