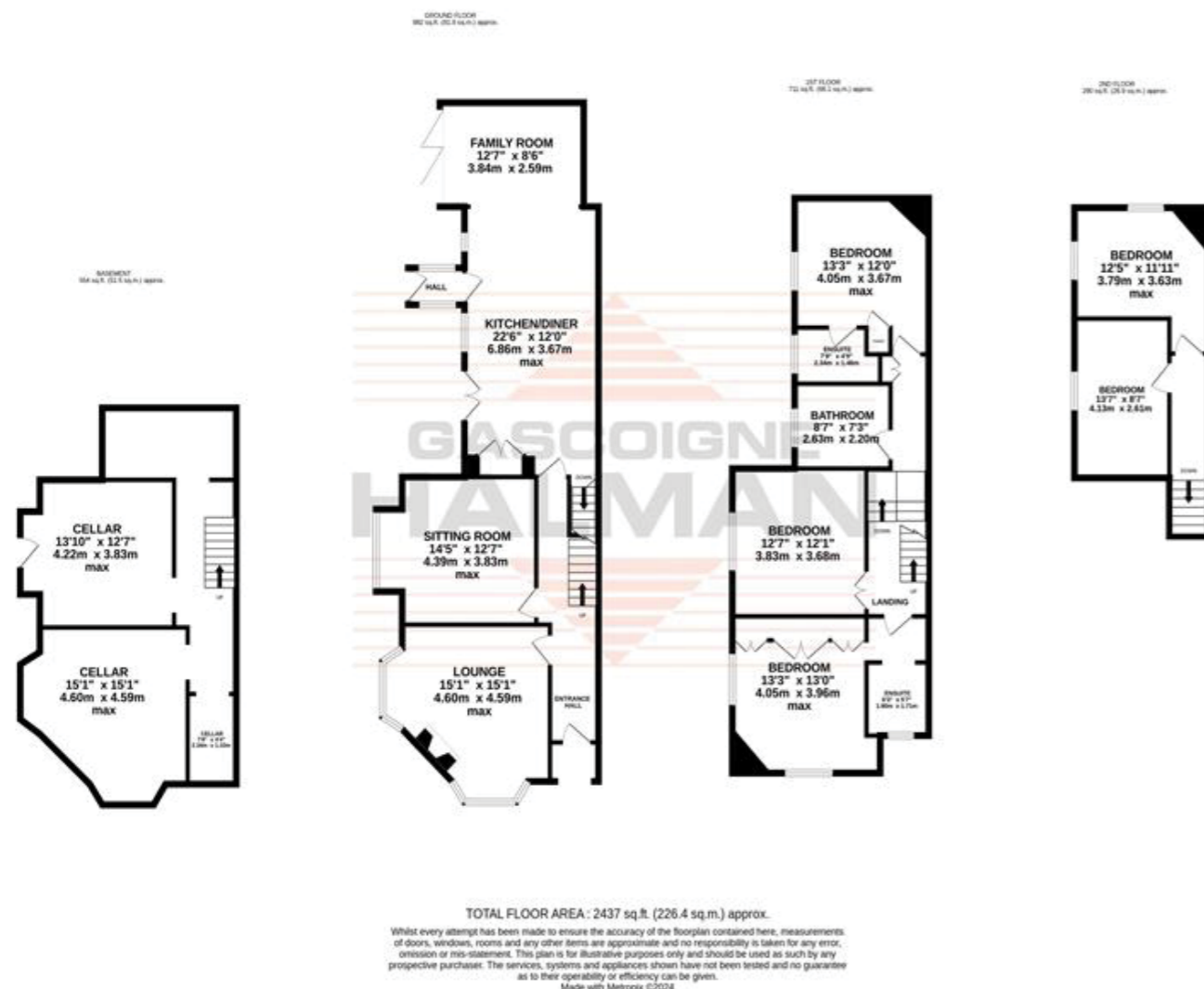


101 HOPE ROAD
Sale
OFFERS OVER
£925,000



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.

THE AREAS LEADING ESTATE AGENCY

Sale
96, School Road, SALE M33 7XB
0161 962 8700 sale@gascoignehalman.co.uk
gascoignehalman.co.uk



An exceptional and substantial Victorian bay-fronted semi-detached residence, with intelligently enhanced and immaculately appointed accommodation, spanning circa 2,500 sq ft over four floors with three reception rooms, an attractive open plan dining kitchen, and five bedrooms. Occupying an extensive landscaped corner plot with useful detached double garage, being set within a prominent location close to Sale, sought-after primary and secondary schools, and key transport links including Sale & Brooklands Metro stop. This beautiful period property reveals a contemporary and modern decor throughout whilst maintaining an abundance of original period features such as ceiling cornices, high skirting boards and stunning stained glass windows which must be viewed to be appreciated.

GASCOIGNE HALMAN

- An Exceptionally Appointed And Substantial Victorian Residence
- Ideally Located Close To Sale, Popular Primary and Secondary Schools, And A Short Stroll To Brooklands & Sale Metro
- With Two Impressive Reception Rooms & A Remodelled Living/ Dining Kitchen
- Accommodation Spanning Over Four Floors Of Circa 2,400 sqft
- Enjoying Five Double Bedrooms, Two With Fitted En-Suite Shower Rooms
- Landscaped Corner Plot with Electric Gated Driveway & Detached Double Garage
- Useful Multi-Chamber Cellar Offering Useful Storage And Scope For Conversion
- Boasting A Wealth Of Charming Original And Period Features

**OFFERS OVER
£925,000**

101 HOPE ROAD
Sale



Representing a unique opportunity to purchase a fine example of a striking and extensive period semi-detached home, having been immaculately appointed, lovingly enhanced and sympathetically improved to offer an exceptional family home. With accommodation over four floors and being set within an enviable landscaped rear garden, the home is sure to satisfy the widest of demands. Sale town centre, outstanding schools including Sale Grammar, St Joseph's and Springfield Primary Schools, and Sale & Brooklands metro stop just a short stroll away. Upon approach the house occupies a commanding position, with bay-frontage, striking peaked elevations, attractive contrasting feature brickwork and ornate

period windows. The accommodation begins with a useful storm porch, opening via a traditional glazed front door with stained glass window, leading to a large welcoming entrance hall. Immediately off the hall to the left is a twin bay-fronted drawing room/ lounge with an striking feature fireplace with large wood burning stove, flanked by ornate framed bay-windows to the side and front, and complemented by immaculate cornicing and stripped flooring. A second reception room/ sitting room is directly ahead with side bay-window with charming window seat, large feature fireplace and period features throughout. Ahead of the hall is the main hub of the home, the extended, remodelled and refitted dining kitchen, complete with a range of modern base and wall

units, with feature central island/ breakfast bar, double doors to the garden and leading to a separate dining/ living room with feature bi-folding doors and glazed roof. There is also a useful side porch leading to 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 3AP

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



gascoignealman.co.uk

GASCOIGNE HALMAN