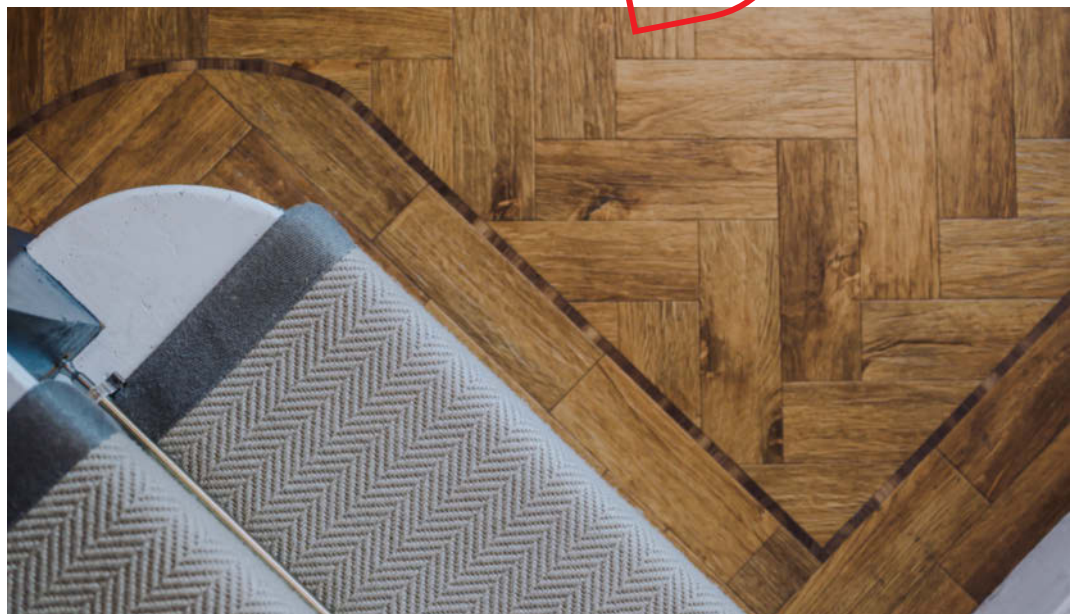




**GASCOIGNE
HALMAN**

2 HAMPDEN ROAD, SALE

THE AREAS LEADING ESTATE AGENT

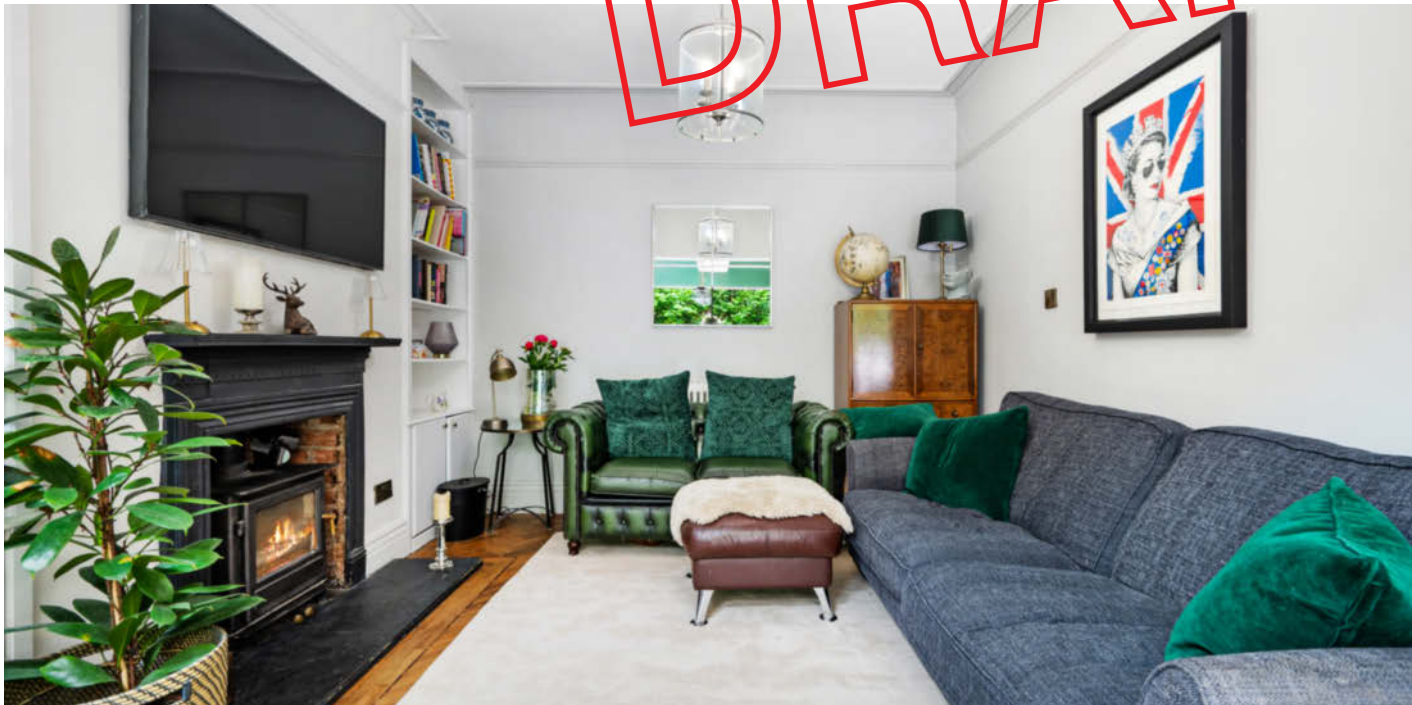
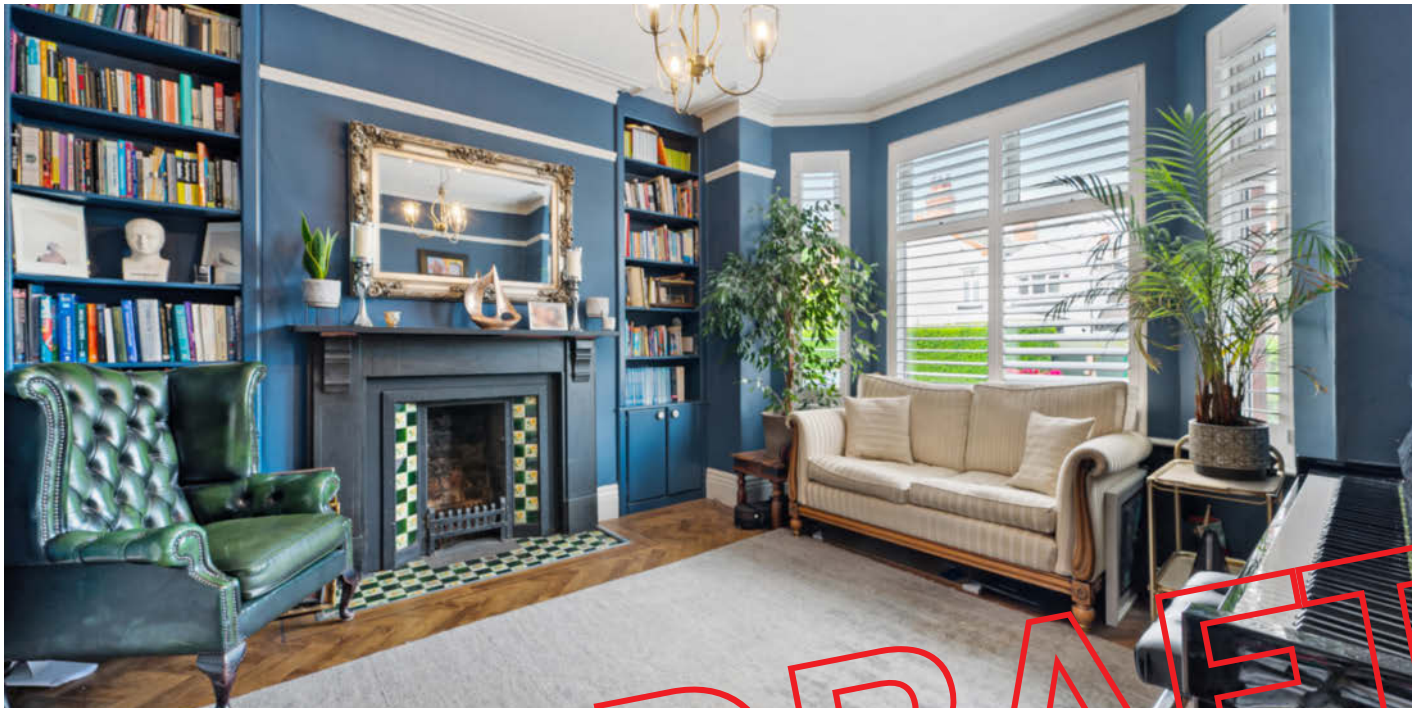


2 HAMPDEN ROAD, SALE

A remarkable example of a comprehensively enhanced and immaculately appointed period residence, with sympathetically enhanced and extensive accommodation over four floors, circa 2,000 sqft, boasting four bedrooms and three bath/shower rooms, and a striking remodeled and refitted living/ dining kitchen, set within an exclusive position close to Sale, popular schools, and key transport links.

A handsome traditional bay-fronted period home, having been extensively enhanced and lovingly improved to offer an outstanding example of an exceptional versatile residence, enjoying a stylish blend of contemporary themed improvements and sympathetic enhancements, with fully landscaped enveloping grounds, and occupying a much sought-after location.

Upon approach the home enjoys a commanding charming frontage, with red brick part-rendered and bay-fronted elevations, accessed via a gated front aspect, a resin surfaced walkway leads to the elevated entrance. A striking stained glass rich front door sets the tone for the exceptional period home, opening to a fabulous and welcoming entrance hall complete with wall panelling, herringbone design flooring and contrasting woodwork, to the front is a bay-fronted living room with traditional feature fireplace and alcove storage, whilst ahead the herringbone flooring meander from the hall and leads to the intelligently remodelled and extended open plan living/ dining kitchen, providing a vast family/ entertaining area with a striking refitted quality kitchen with feature central island with breakfast bar, with quartz work surfaces and contrasting tones, bi-folding doors, and vaulted ceiling. Off the kitchen is the second reception room with feature fireplace and alcove storage, whilst there is also a spacious dining area.



OVERVIEW

Beautiful Fully Renovated Family Home

In Catchment For Excellent Trafford Schools

Four Generous Bedrooms & Three Bath/Shower Rooms

Stunning Open Plan Living To The Ground Floor

Accommodation Over Four Floors

Positioned Close To Transport Links & Local Amenities

Utility Room & Shower Room To Lower Ground Floor

Over 2000 sqft Of Family Accommodation

2 HAMPDEN ROAD, SALE

The basement level, accessed via the hallway, is a truly special addition to the home, enjoying a largely versatile converted three-chambered layout, with a generous bay-fronted main front room twinning as an occasional reception room or bedroom, whilst benefiting from an immaculate refitted utility room with Belfast sink, and an impressive refitted bathroom complete with roll top bath tub and traditional stainless steel fittings.

To the first floor, via the spacious landing, are three well sized bedrooms all enjoying traditional feature fireplaces and two with fitted alcove storage, whilst there is also a modern refitted shower room with attractive tiled surfaces.

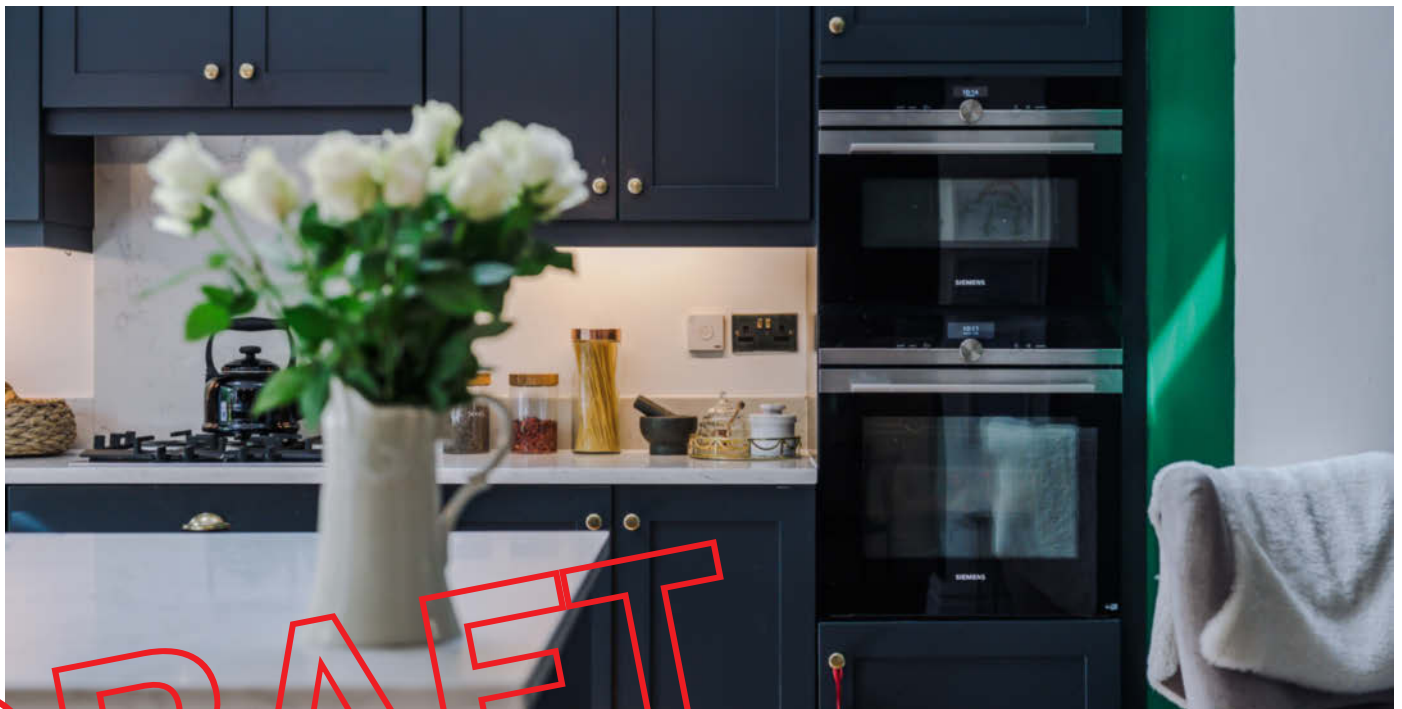
To the second floor is a substantial and impressive loft conversion, providing an enviable master suite of superb proportions, enjoying twin velux windows and an idyllic Juliette balcony, whilst boasting a beautifully appointed ensuite four-piece bathroom, with a handsome roll-top tub, large standalone shower, feature vanity unit, tasteful marble-veined tiling and contrasting split décor.

Externally to the rear the home enjoys a secluded walled garden with private outlook, and lawned garden. There is also a useful adjoining brick storage room.

LOCATION

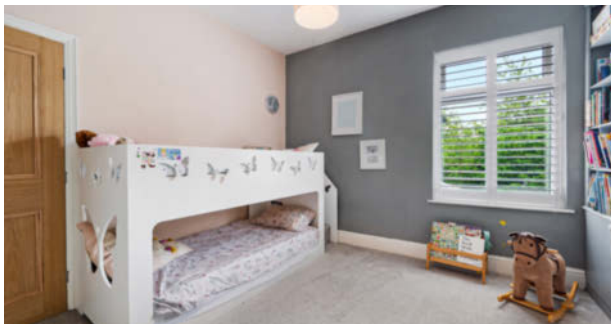
For SatNav purposes: M33 7UB





DRAFT





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

Subject to verification by Solicitor.

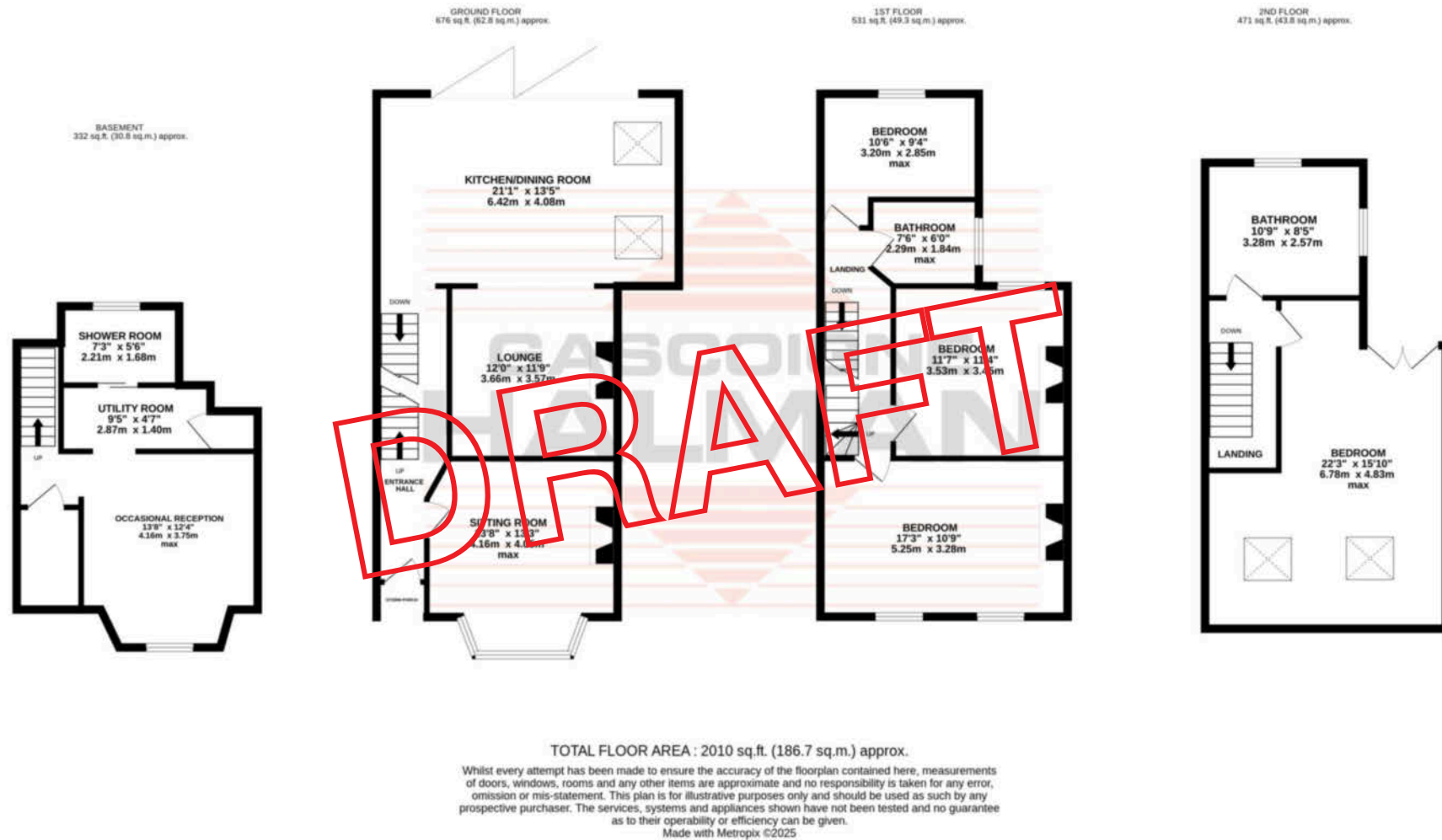
LOCAL AUTHORITY

Trafford MBC

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 potential purchasers should satisfy themselves on this point 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.



SALE OFFICE

0161 962 8700

sale@gascoignehalman.co.uk

96 School Road, Sale, Cheshire, M33 7XB

**GASCOIGNE
HALMAN**