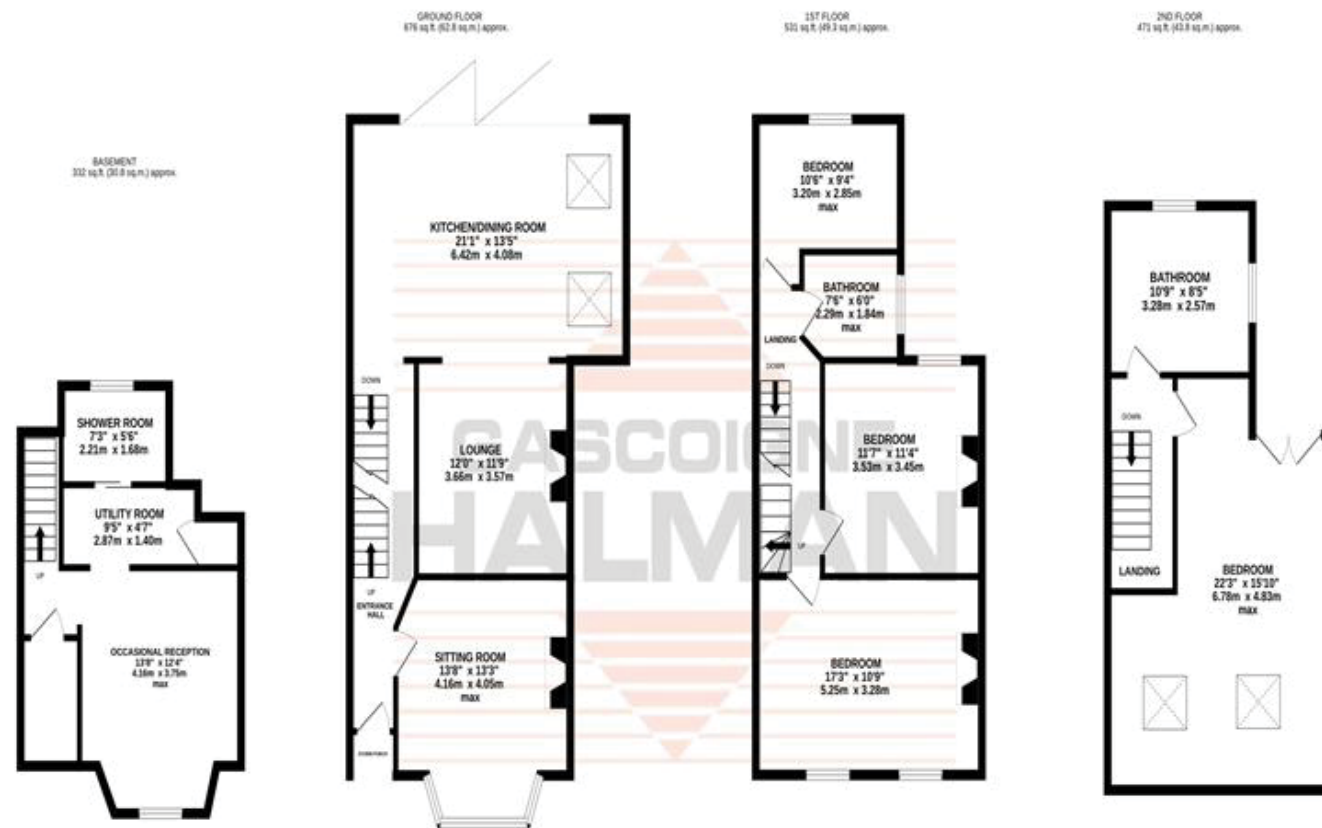


2 HAMPDEN ROAD

Sale

£675,000



TOTAL FLOOR AREA: 2010 sq.ft. (186.7 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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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

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.

- Beautiful Period Semi Detached Residence
- 2000 sqft Of Family Accommodation Over Four Floors
- Four Generous Bedrooms & Three Bath/Shower Rooms
- Modern Open Plan Living To Ground Floor
- Off Road Parking & Low Maintenance Rear Garden
- Prominently Positioned Close To Excellent Transport Links & Local Schools

£675,000

2 HAMPDEN ROAD

Sale



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. 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.

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 Sat Nav purposes M33 7UB

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 BC - Band C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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