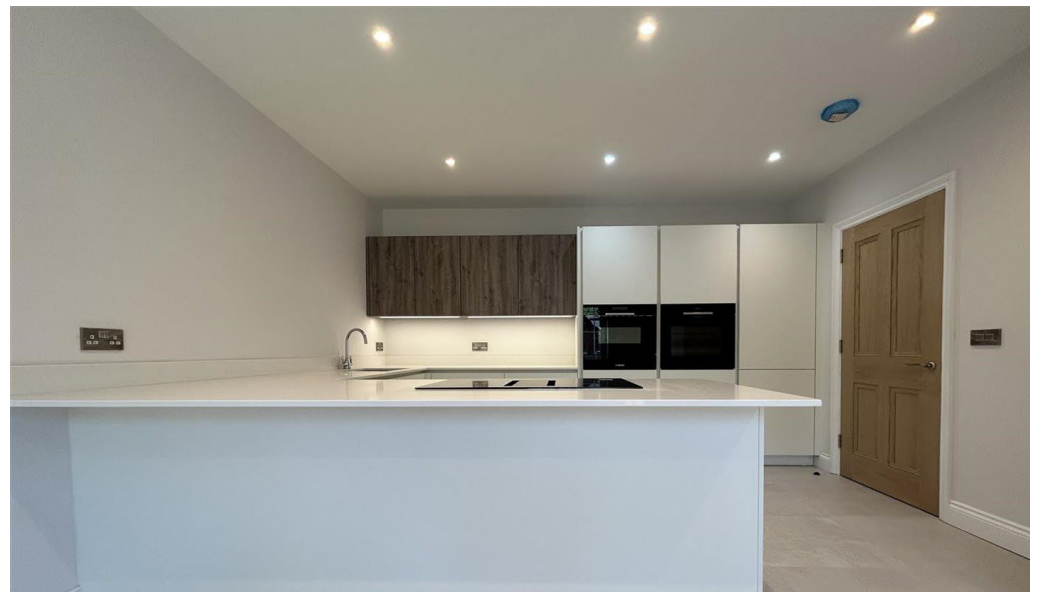




**GASCOIGNE
HALMAN**

Dane Road, Sale
£950,000

THE AREA'S LEADING ESTATE AGENCY



A fine, completely refurbished and extended semi detached home offering fantastic family accommodation. Four bedrooms, four bath/shower rooms. Over 2,000 sq ft of living space.

Property details

- A fabulous semi detached family home
- Carefully restored and extended to a high standard
- Outstanding accommodation including a superb living space
- Four bedrooms and four bath/shower rooms
- Luxury kitchens and bathrooms
- Private garden to the rear
- Off road parking for two cars and electric car charger
- Convenient location for the metrolink and Sale town centre



About this property

This outstanding period semi detached house is a really fine example how you combine the best of the old and the new to create a very comfortably appointed, high quality family home.

The accommodation is across four floors which includes a main entrance on the ground floor, an attractive lounge to the front and a superb luxury kitchen with an adjacent family and dining area beyond to the rear.

The original lower ground floor has been converted and provides a spectacular living room which opens onto a private courtyard. There is also a large study/bedroom four, a bathroom and a utility room.

On the first and second floors there are a further three bedrooms, all of which include their own private en-suite bathrooms or shower rooms.

Outside there is a lovely lawned garden to the rear and private off road parking for two vehicles to the front.









DIRECTIONS

M33 2BY

COUNCIL TAX BAND

To be confirmed.

TENURE

Freehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

To be confirmed.

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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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