



**GASCOIGNE
HALMAN**

218 MARSLAND ROAD, SALE

THE AREAS LEADING ESTATE AGENT



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A striking, sympathetically enhanced and immaculately appointed bay-fronted residence, with approx 1,600 sq ft set over four floors, with an open plan stylish layout including an attractive refitted breakfast kitchen, four well sized bedrooms, and two impressive refitted bath/ shower rooms, boasting a wealth of original features, and being ideally located close to Sale, key transport links, and popular schools.

The tone is set upon approach with a commanding traditional red-brick bay-fronted elevation, with charming gated front aspect, with a useful entrance porch opening to the welcoming large entrance hallway, complete with attractive original features including corbels. Off the hall way is the intelligently remodeled and immaculately appointed open plan living/ dining room, with generous bay-fronted living room, and a spacious dining area with double access to the garden, ahead of the dining room is the refitted and redesigned breakfast kitchen, enjoying stylish refitted base and wall units, with granite work surfaces, integrated appliances, breakfast bar seating area, and tiled flooring.

The home benefits from a useful cellar, accessed off the dining room, being ideal for storage, and providing scope for conversion (subject to permissions).





OVERVIEW

Bay Fronted Terrace Property

Beautifully Presented Accommodation
Spread Over Four Floors

Four Double Bedrooms & Two
Bathrooms

Wonderful Open Plan Living To Ground
Floor

Over 1600 sqft Of Family
Accommodation

Basement Chamber Ripe For
Conversion

Within Catchment Of Some Of
Traffords Outstanding Schools

Close To Local Amenities And
Transport Links

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To the first floor, via the landing, are two well sized double bedrooms, with the principal bedroom found to the front, enjoying bay-fronted, a wealth of fitted wardrobes. The second bedroom is large in size and also offers the space for a home office. The bathroom, offering jack & jill access and mainly used as a large ensuite, exudes an air of luxury having been comprehensively overhauled with roll top bathtub, oversized shower, floating vanity sink unit, and boasting contrasting attractive tiled surfaces.

To the second floor are two further well sized bedrooms, both benefiting from jack and jill access to a modern refitted shower room.

Externally to the rear is a charming landscaped courtyard garden, laid fully to deck and with high fencing, providing a superb private low maintenance outdoor space.

LOCATION

For SatNav purposes: M33 3NA

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

Tenure - Subject to verification by Solicitor.

LOCAL AUTHORITY

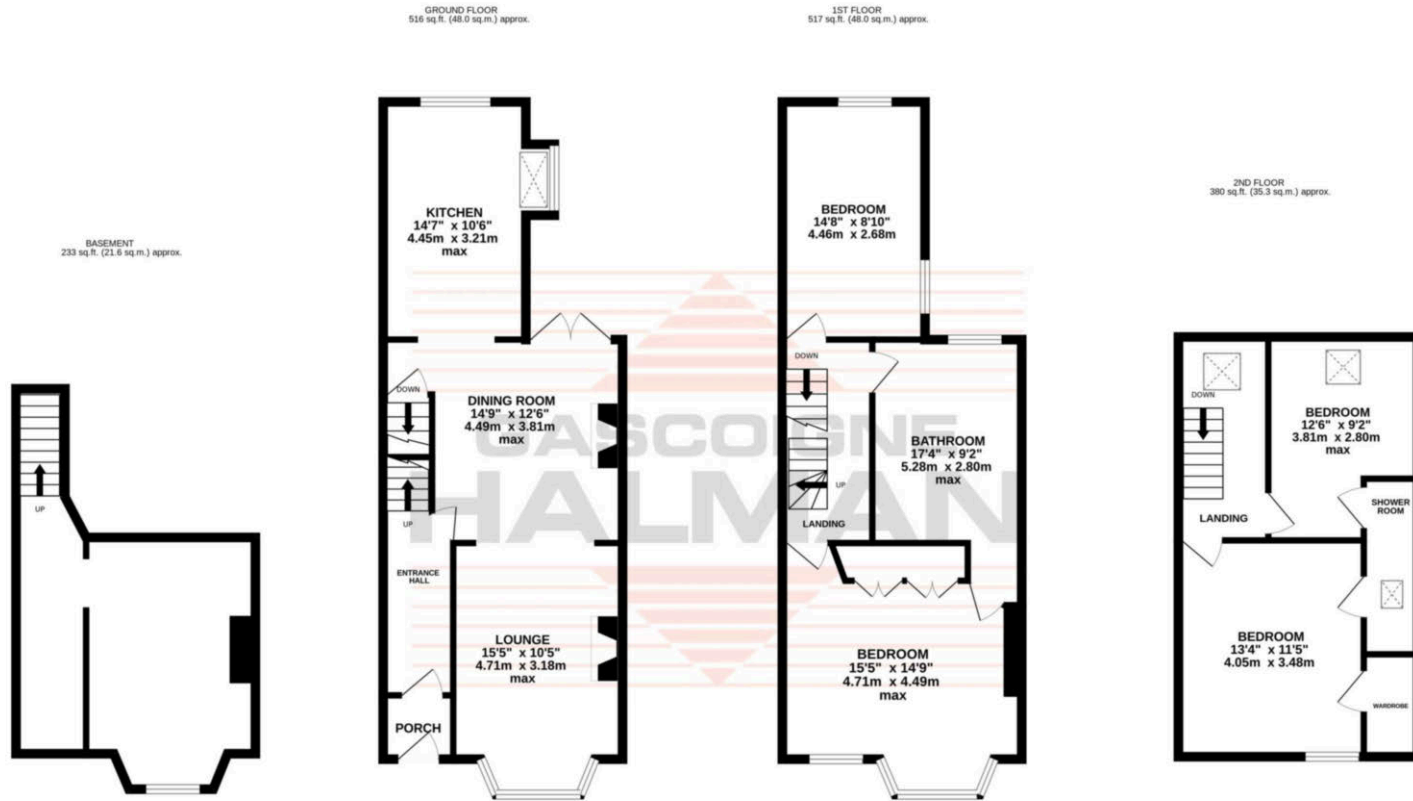
Trafford MBC

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



TOTAL FLOOR AREA : 1646 sq.ft. (152.9 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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