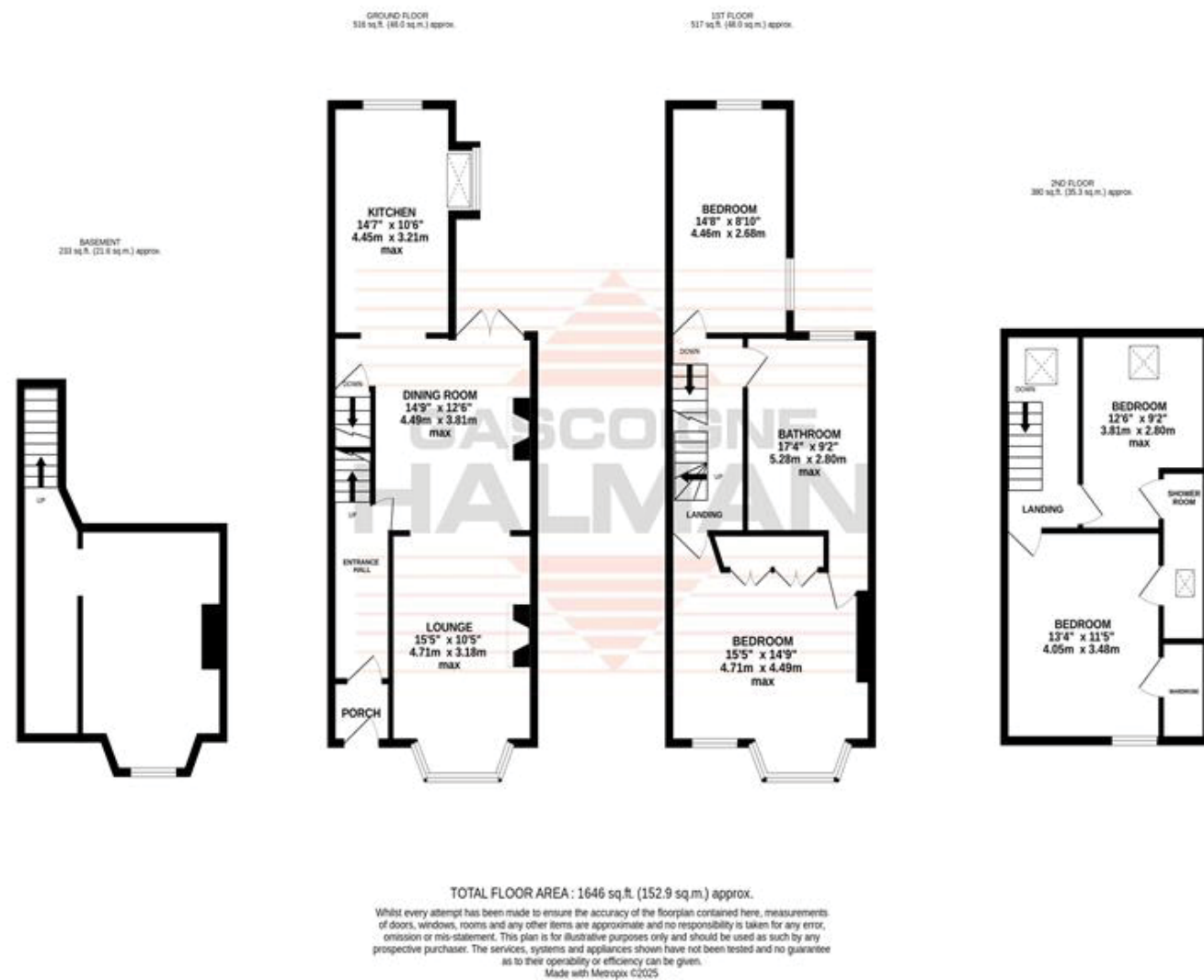


218 MARSLAND ROAD

Sale

£575,000



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



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.

GASCOIGNE HALMAN

- Four Bedroom Bay Fronted Terrace Property
- Beautifully Presented Accommodation Spread Over Four Floors
- Close To Local Amenities And Transport Links
- Wonderful Open Plan Living To Ground Floor
- Over 1600 sqft Of Family Accommodation
- Basement Chamber Ripe For Conversion

£575,000

218 MARSLAND ROAD

Sale



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 corbles. 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). 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

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 3NA

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 D

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignehalman.co.uk

GASCOIGNE HALMAN