



**GASCOIGNE
HALMAN**

26 ABINGTON ROAD, SALE

THE AREAS LEADING ESTATE AGENT



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An immaculately appointed and substantial bay-fronted terraced home, with striking remodeled and extended living/ dining kitchen, four well sized bedrooms, with sympathetic enhancements and charming original features, close to Sale, popular schools including Sale Grammar, and key transport links.

Having been comprehensively enhanced, extensively remodelled and immaculately appointed throughout a truly impressive period residence, set within a largely convenient setting within easy reach of sought-after schools and key transport links.



The tone is set upon approach, with handsome bay-fronted traditional red brick elevations twinned with white stone lintels, nestled behind a hedged gated entrance. Upon entry to the hall, the era of the home is well respected with a sympathetically enhanced scheme throughout including stylish patterned tiled flooring, traditional cast iron radiator and charming feature corning, to the front is a bay-fronted living room complete with striking feature fireplace and complete with numerous original features, ahead is the second versatile reception room, ideal for a family or dining room, enjoying double doors to the garden and alcove storage unit. The main hub of the home; the immaculate refitted and extended dining kitchen is located at the head of the hallway, and opens to the second reception room, boasting feature central island with breakfast bar, contrasting refitted kitchen with quartz work surfaces, stylish good detailing, vaulted ceiling and bi-folding doors off the dining area.



OVERVIEW

Catchment Area for Sale Grammar School

Secluded Rear Garden

Approaching 1700 sq ft of accommodation

Four Generous Bedrooms

Two Spacious Reception Rooms

Desirable Family Location

Abundance Of Beautiful Period Features Throughout

Close To Excellent Transport Links

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To the first floor, via the spacious landing, are three well sized bedrooms, with the master enjoying double frontage and being large in size, whilst there is also an attractive refitted bathroom, with roll-top bath, metro brick-style tiled walls and contrasting patterned tiled flooring.

To the second floor, benefiting from a substantial loft conversion, is a superb fourth bedroom with dual aspect, space for a study area, and an immaculate ensuite shower room with stylish contrasting tiles to the floor and walls.

Externally the home benefits from a secluded rear garden with large stone patio, astroturf lawn, fences boundaries, and an attractive rendered aspect to the rear extension.

LOCATION

For SatNav purposes: M33 3DL

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

Freehold with Chief Rent - Subject to verification by Solicitor.

LOCAL AUTHORITY

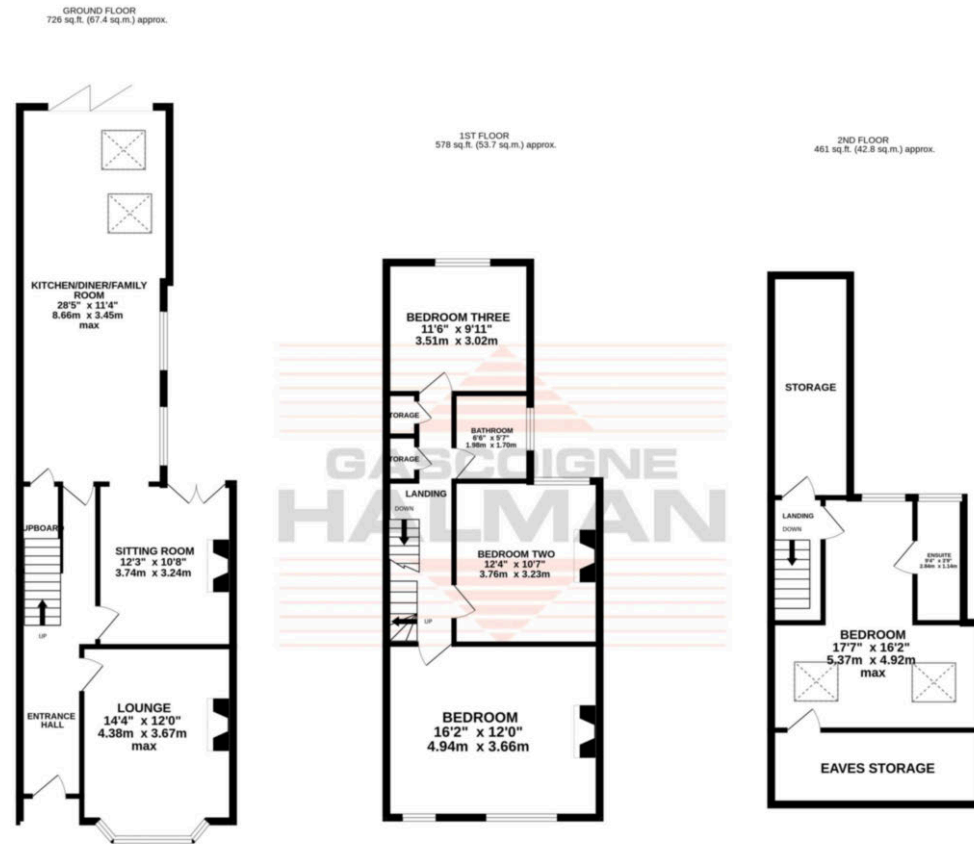
Trafford MBC - Council Tax Band C

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: 1765 sq.ft. (164.0 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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