



**GASCOIGNE  
HALMAN**

Dane Road, Sale  
**£875,000**

THE AREA'S LEADING ESTATE AGENCY





A superb completely modernised period town house with well planned accommodation set over four levels and benefiting from four bedrooms, three bath/shower rooms. Fantastic open plan kitchen/dining/family room.

## Property details

- A splendid fully modernised and restored town house
- Carefully reconfigured and ideal for a variety of purchasers
- Just under 2,000 sq ft of accommodation
- Luxury kitchen and bathrooms
- High quality specification throughout
- Delightful 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 super period town house has been carefully and skillfully restored by Mansion House Group to a very high standard.

The accommodation will suit many and includes an attractive lounge on the ground floor. A fantastic open plan kitchen/dining/family room to the lower ground floor along with a study/bedroom 4, shower room.

On the first floor there are two further bedrooms and a shower room. Whilst to the second floor is a private suite comprising of a bedroom and en-suite wet room.

Externally to the rear is a flagged patio area leading onto an enclosed lawned garden. There is also off road parking to the rear of the property for two cars.









## DIRECTIONS

M33 2BY

## COUNCIL TAX BAND

## 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

## PRIMARY SOURCE OF HEATING

Ask Agent

## PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

## PRIMARY SOURCE OF ELECTRICITY

Ask Agent

## PRIMARY SOURCE OF WATER

Ask Agent

## BROADBAND CONNECTION

Ask Agent

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

## SOURCES OF FLOODING

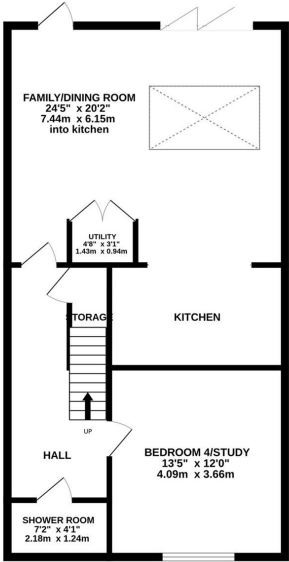
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

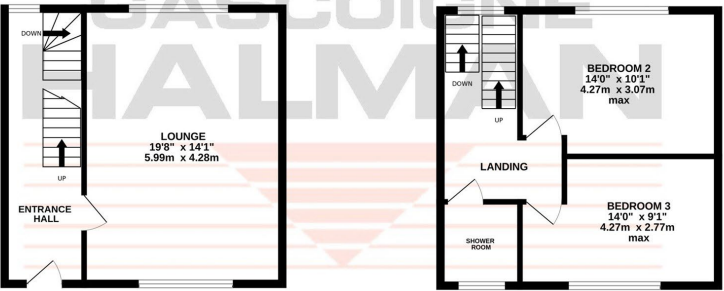
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LOWER GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.

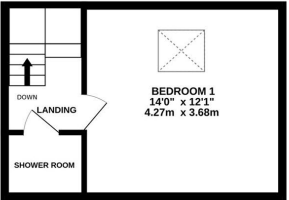


GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 1777 sq.ft. (165.1 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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