



**GASCOIGNE
HALMAN**

Trafalgar Road, Sale
£475,000

THE AREA'S LEADING ESTATE AGENCY



A comprehensively renovated, meticulously enhanced, and generously extended period end terrace, benefiting from a full program of extensive refurbishment to offer an immaculate residence, with accommodation over three floors including a remodelled and refitted open plan living/ dining kitchen, with four spacious bedrooms spanning two floors, and sympathetically restored original features, whilst occupying a sought-after location close to Sale, Dane Road Metrolink, popular schools, and idyllic canal-side walks. *NO CHAIN**

Property details

- Beautifully Presented Period End Terrace
- South West Facing Landscaped Rear Garden
- Back To Brick Renovation - Lovingly Restored To Its Former Glory
- Four Generous Bedrooms & Stunning Family Bathroom
- Within Walking Distance To Sale Town Centre, Dane Rd Metrolink & Excellent Schools
- No Chain



About this property

Nestled at the head of one of sales oldest streets, this stunning large end terrace has come to market having undergone an extensive 'back to brick' renovation. Built at the start of the 1900's this new home has been lovingly restored to its former glory, with all the period features you would expect from a property of this age but now with all the modern 21st century comforts tastefully added.

Benefitting from a brand new roof, a generous loft conversion, new bathroom and large new open plan kitchen, a new boiler and electrical installation and new carpets throughout.

This property is a turn key home, a stone's throw away from Sale Town Centre and excellent transport links.

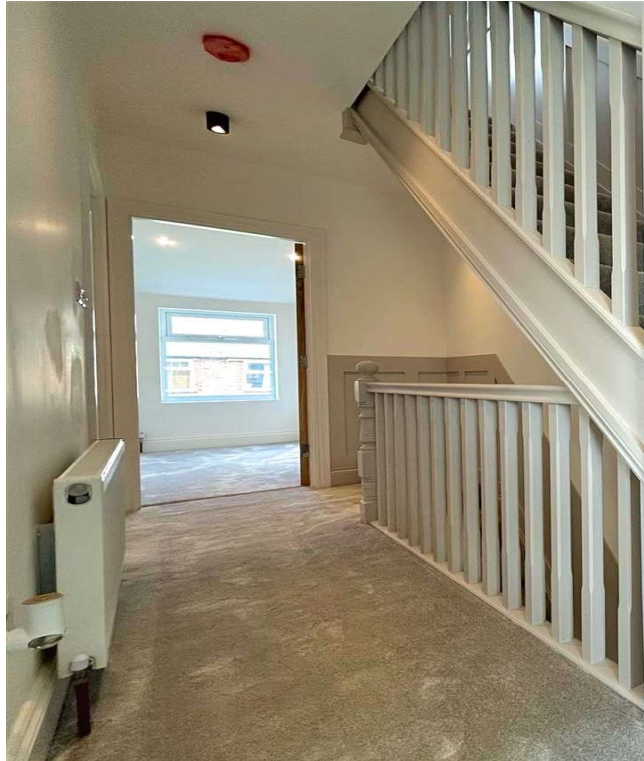
The tone is set upon approach with handsome traditional bay-fronted elevations and a part-walled front aspect with pleasant walkway entrance, the home begins with a charming entrance storm porch with classic tiling and renewed front door, upon entry is a welcoming entrance hall with charming original corbels and paneled walls meandering through the home, to the front is a well sized bay-fronted living room with feature fireplace and corning, ahead of the hall is the intelligently remodeled main hub of the home; the open plan living/ dining kitchen, complete with generous reception area, and enjoying a large extended and newly installed kitchen with integrated appliances, solid oak butchers block work surfaces and a wealth of base and wall units.

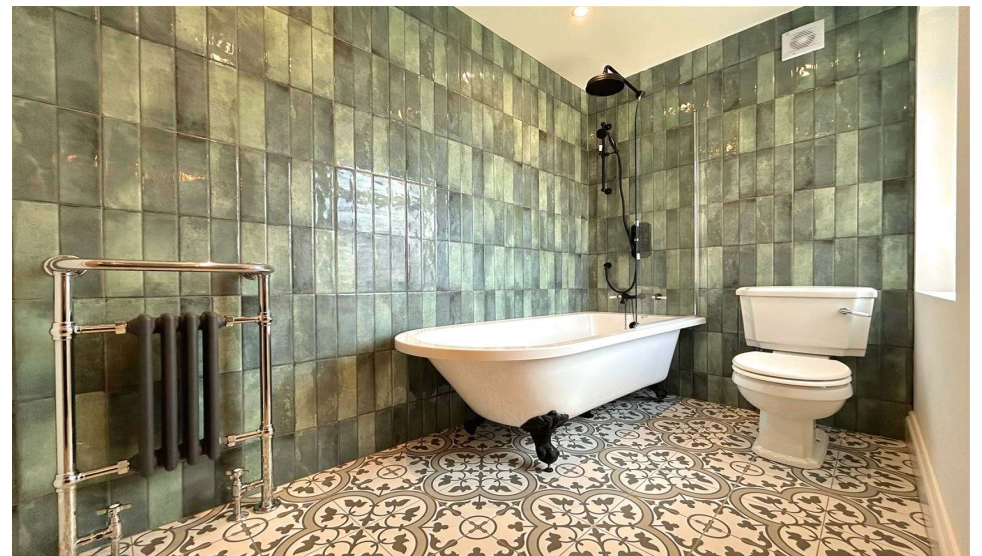
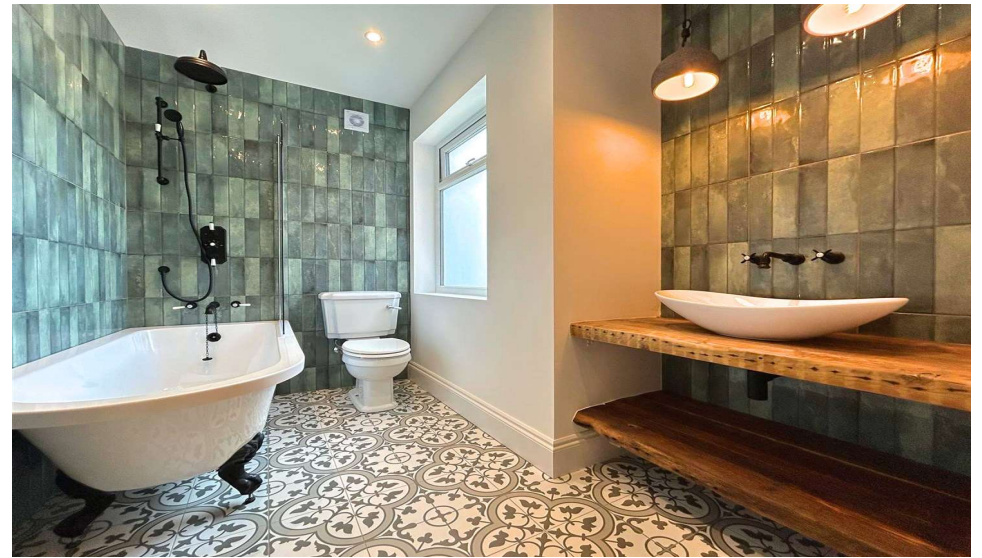
To the first floor, off the large landing, are three well sized bedrooms, and an immaculately remodelled and refitted family bathroom.

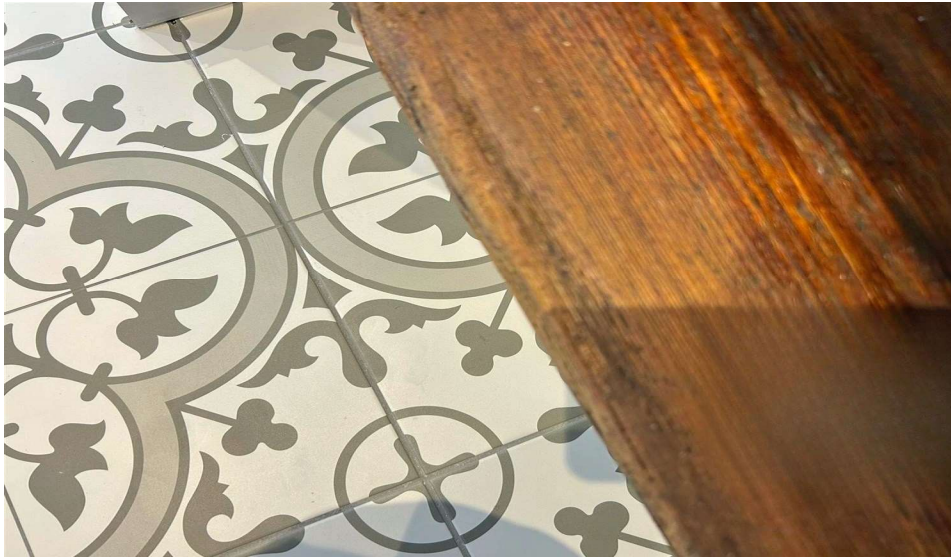
To the second floor, via the newly added loft conversion, is a vast master bedroom enjoying substantial bedroom area, far reaching views, and enjoying feature paneled wall.

Externally the home benefits from a secluded walled rear garden, with stone patio area, and sleeper flanked planted borders.

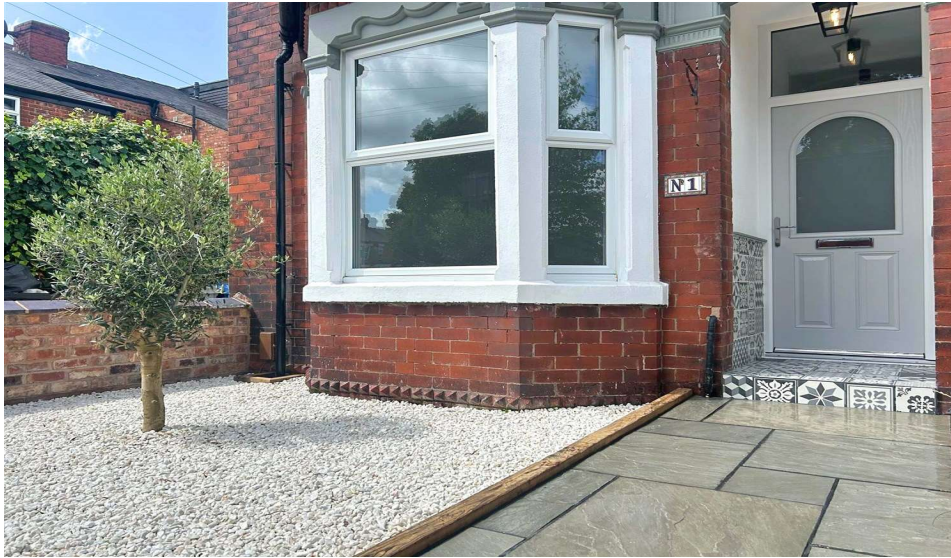












DIRECTIONS

M33 7BQ

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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?

No

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

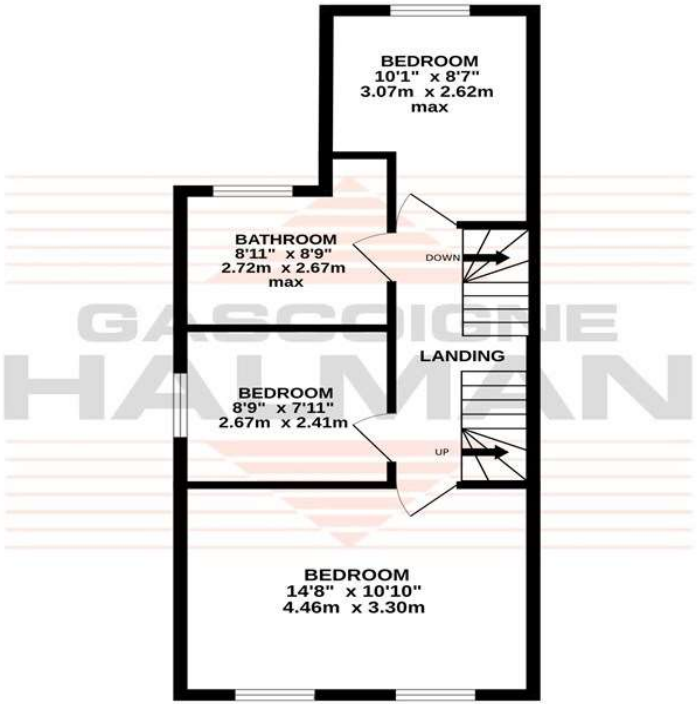
No

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.

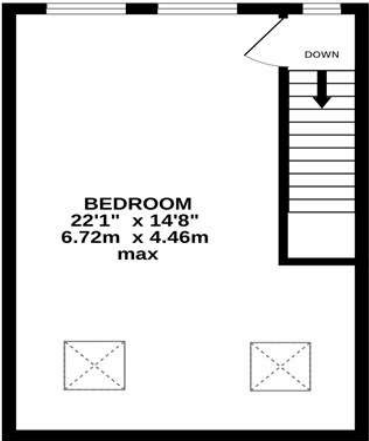
GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



2ND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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.
Made with Metropix ©2025



THE AREA'S LEADING ESTATE AGENCY

0161 962 8700 sale@gascoignehalman.co.uk
96 School Road, Sale, Cheshire, M33 7XB