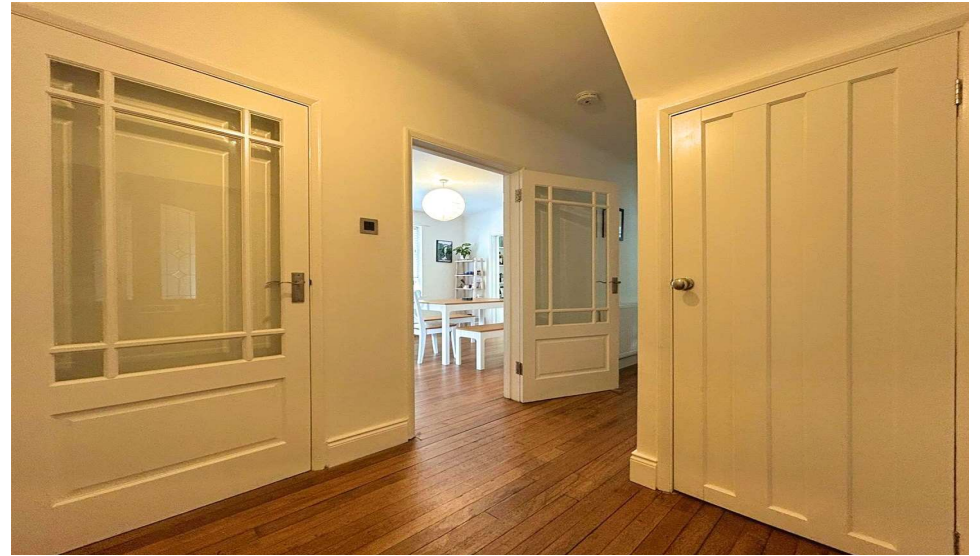




**GASCOIGNE
HALMAN**

Broad Road, Sale
£700,000

THE AREA'S LEADING ESTATE AGENCY



Situated on a corner plot, this modest yet appealing four/five bedroom detached family residence offers generous living space with a well-proportioned layout on both the ground and first floors. The property benefits from a prime location near excellent transport options, including the local Metrolink and the M60 Motorway network. Primary schools are conveniently reachable, with Worthington Primary School and Moorlands Junior School located within close proximity.

Property details

- Four/Five Bedroom Detached Family Home
- Walking Distance to Moorlands Junior School & Worthington Primary School
- Private South Facing Easy To Maintain Garden
- Corner Plot with Spacious Driveway Providing Ample Parking
- Walking Distance to Sale Waterpark & Metrolink
- Modernised Family Bathroom Suite with Luxury Walk in Shower

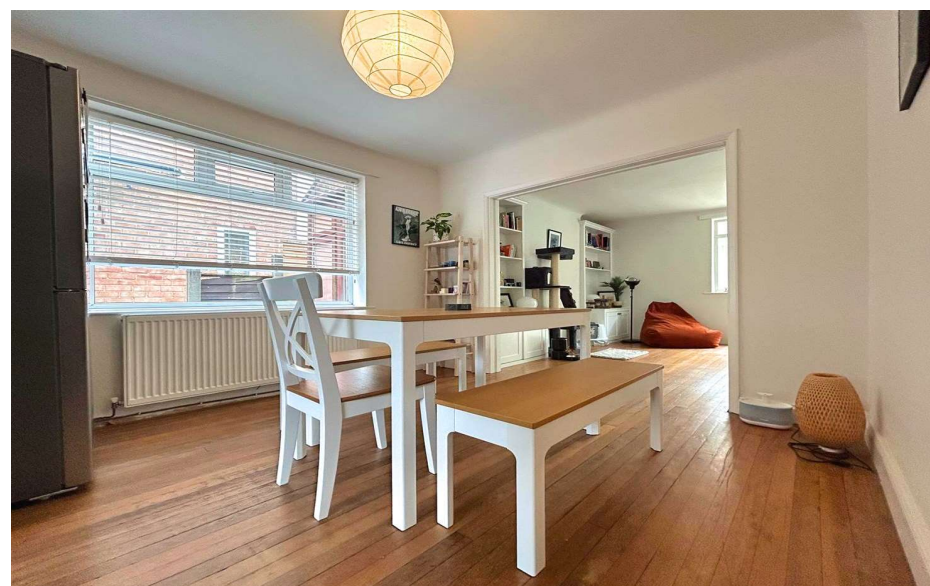


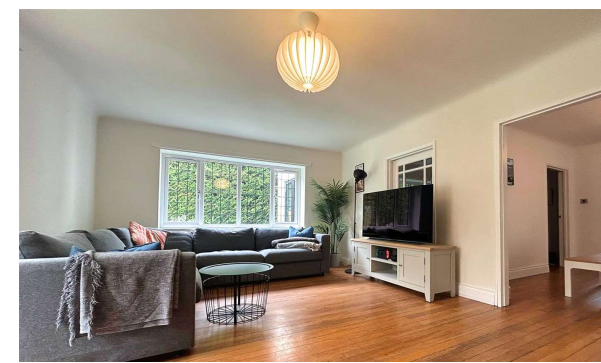
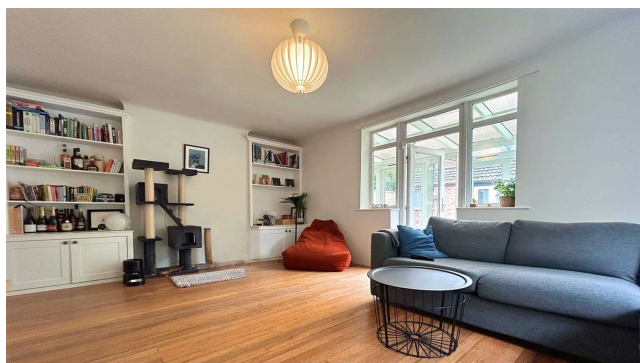
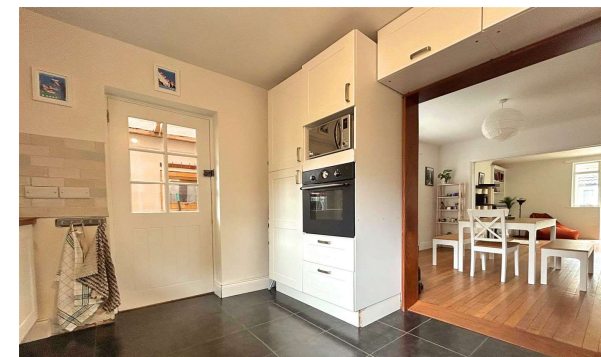
About this property

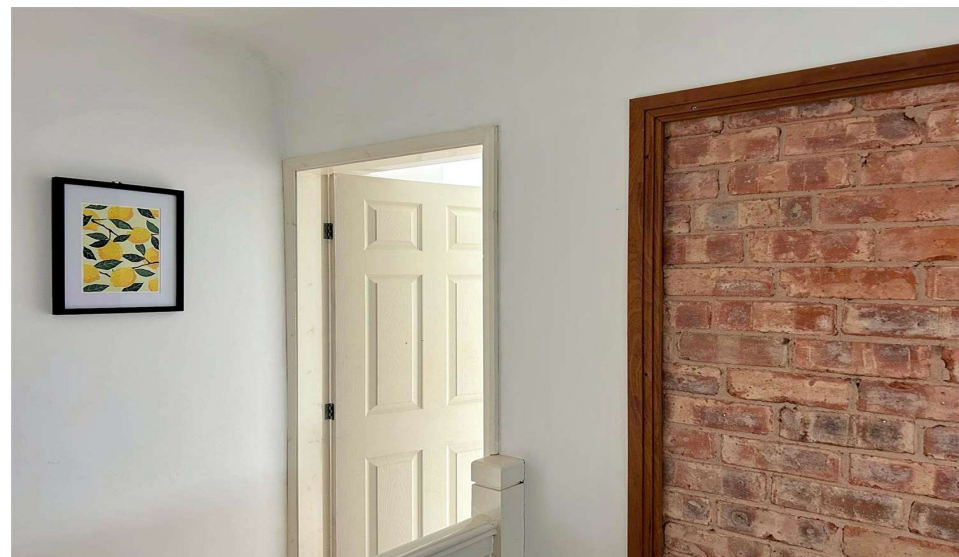
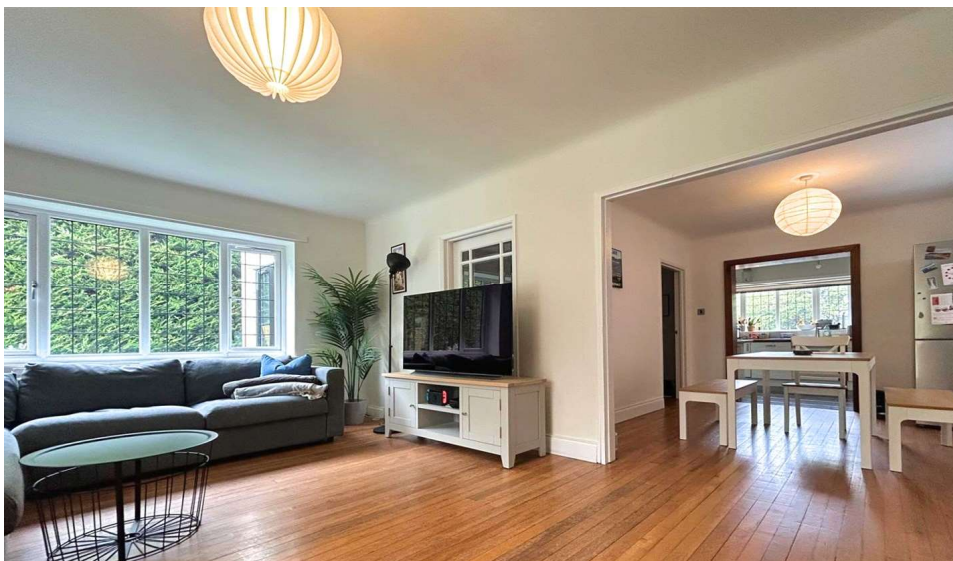
As you approach the block-paved driveway adorned with mature borders, a delightful storm porch beckons you into this splendid residence. Leading through the porch, you enter a hallway that also includes a practical understairs storage area, along with convenient access to the downstairs WC. The hallway is flanked by an impressive playroom or music room, which could also serve as an occasional fifth bedroom, while on the opposite side lies an open-plan kitchen and dining room that often serves as the heart of the home. Continuing the open-plan theme, a spacious living room provides access to a conservatory that overlooks the private south-facing rear garden. Adjacent to the kitchen is a functional utility area with space for everyday appliances.

Ascending the staircase, you are greeted by an exposed feature brick wall, which could be perfect for a variety of contemporary wall art, appealing to all creative enthusiasts. Four double bedrooms are distributed across the first floor, with the master bedroom featuring a floor-to-ceiling Juliette balcony that allows ample light to pour in. With some thoughtful planning, the expansive master bedroom could also be modified to include an en-suite if desired. Rounding out the first floor is a meticulously designed family bathroom that exudes elegance and style.

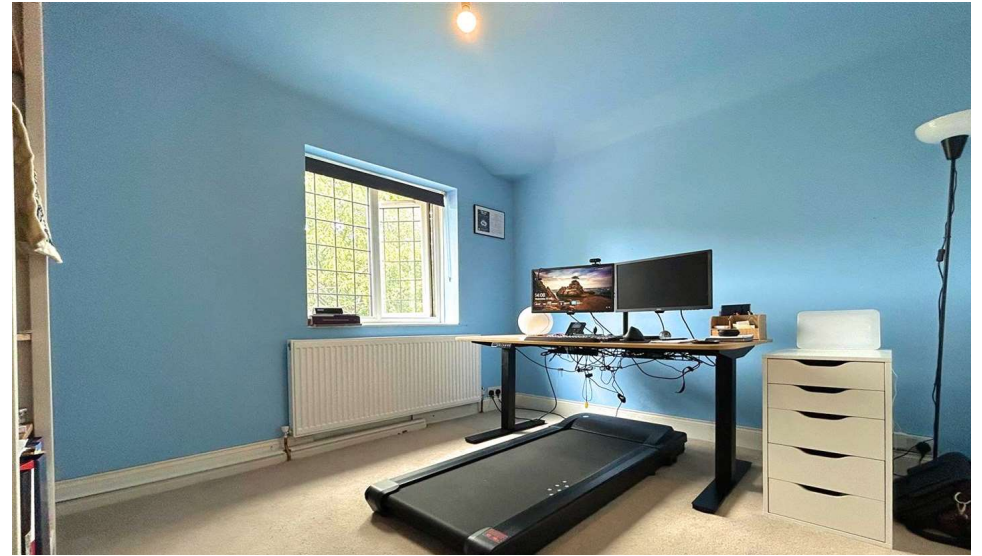
Externally, the rear garden offers an easy-to-maintain south-facing space complete with artificial grass, ensuring year-round greenery. The well-established borders provide a high level of privacy, while a gravelled area allows for garden relaxation or summer dining. A converted garage currently serves as a home office but could also accommodate other uses depending on the buyer's needs. A pathway runs alongside the property, ensuring uninterrupted access from the front garden to the rear garden.

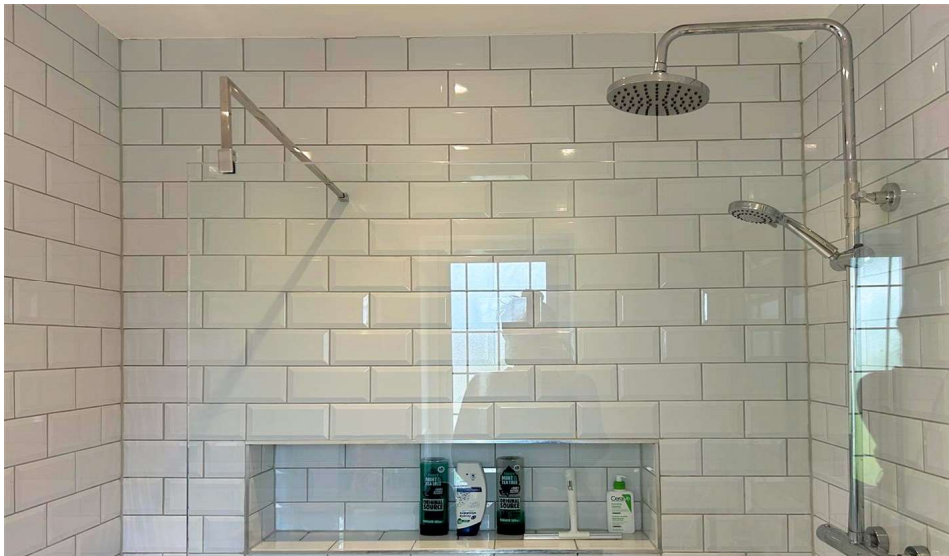














DIRECTIONS

M33 2DF

COUNCIL TAX BAND

E

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 MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 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

Fibre to the premises

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

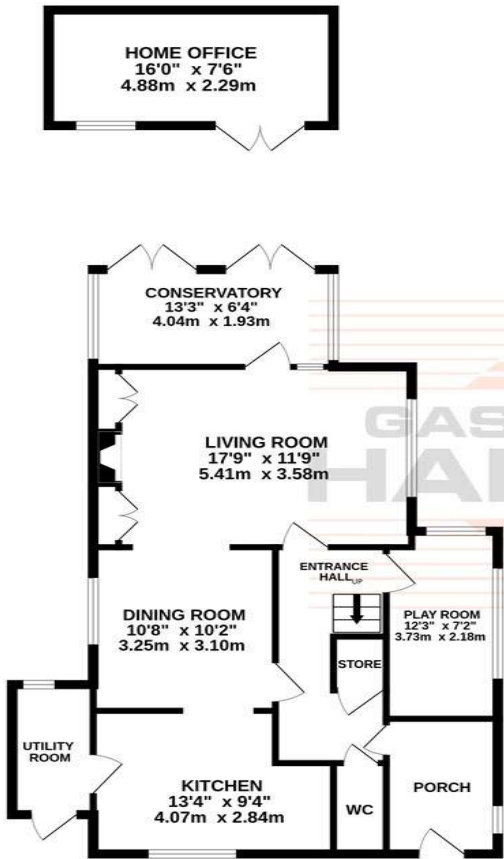
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

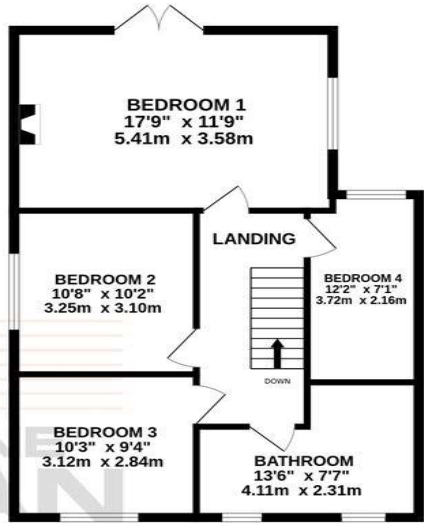
No

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
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 1557 sq.ft. (144.6 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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0161 962 8700 sale@gascoignehalman.co.uk
96 School Road, Sale, Cheshire, M33 7XB