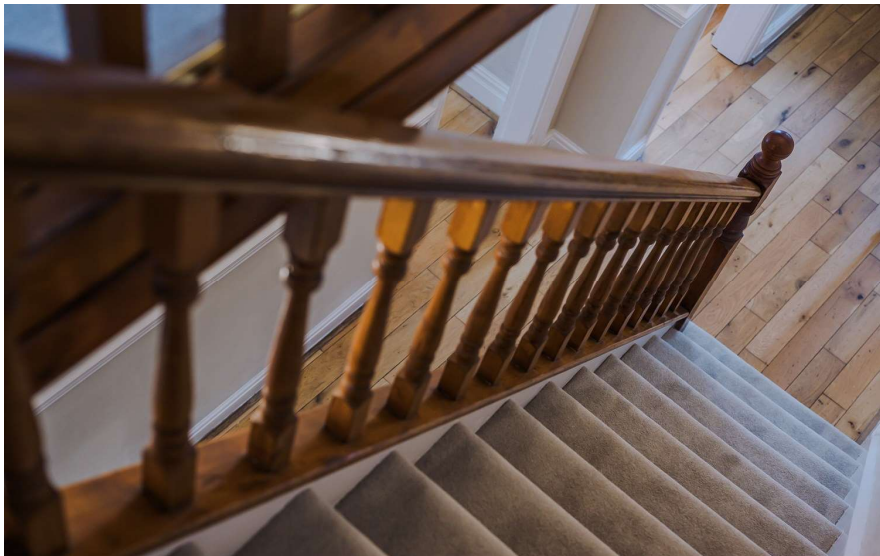




**GASCOIGNE
HALMAN**

Braddan Avenue, Sale
£775,000

THE AREA'S LEADING ESTATE AGENCY



A fine example of a lovingly maintained, extensively enhanced and substantial period semi-detached, with accommodation over four floors of circa 2,200 sqft, including two/ three reception rooms, an immaculate refitted breakfast kitchen, and five bedrooms, whilst occupying a substantial landscaped rear garden, and being close to Sale, popular schools and key transport links.

Property details

- Substantial Period Semi Detached Family Home
- Accommodation over Four Floors
- Five Bedrooms
- Within Convenient Reach of Sale Grammar School and Local Amenities
- Approx. 2,200 Sq. Ft
- Large Secluded Rear Garden



About this property

Occupying an enviable position, is this handsome and substantial period semi-detached home, having been largely improved and attractively appointed with generous accommodation over four floors including five bedrooms, whilst enjoying an fabulous, large and secluded rear garden, within easy reach of sought-after primary and secondary schools, key transport links including Brooklands Metrolink, useful amenities including Brooklands Sports Club, and Sale town centre.

The home enjoys a commanding elevated position with traditional red-brick elevations and charming part walled planted frontage with stone driveway with walkway. The attractive accommodation begins with a useful entrance porch, opening to a vast and welcoming entrance hall complete with stylish dado-rail split tone décor, classic pelmets and oak flooring leading throughout the ground floor, to the front is a well sized bow-window fronted living room with feature fireplace, there is a separate large dining room with impressive original-style feature fireplace and striking ceiling detailing, whilst ahead of the hall is the recently renovated and impressive breakfast kitchen, enjoying a range of stylish base and wall units with light tones and contrasting quartz work surfaces, in-built appliances and peninsula breakfast bar, attractive tiled flooring leads via double doors to a large and versatile conservatory, currently utilised as an additional reception room/ dining area and providing charming views over the impressive rear garden.

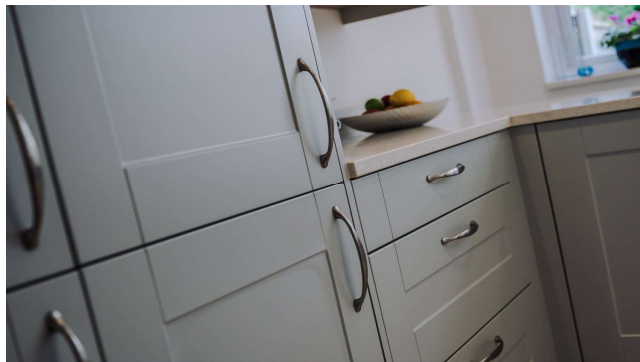
Off the hallway is staircase access to the superb, converted cellar, offering a huge addition to the home, with a versatile additional reception room, modern shower room, a useful utility room, and two generous storage rooms.

To the first floor, via the spacious landing, are four well sized bedrooms, and an impressive, refitted family bathroom complete with stylish tiling.

To the second floor is an outstanding master suite, providing a substantial bedroom area with fitted wardrobes, far reaching views, and a modern refitted shower room.

Externally the home benefits from an enviable and extensive mature rear garden, mainly laid to lawn, with numerous mature trees and shrubs, fenced boundaries, raised brick-built planted border, and a large, elevated stone patio seating area ideal for alfresco dining.



















DIRECTIONS

M33 3WP

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 B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 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

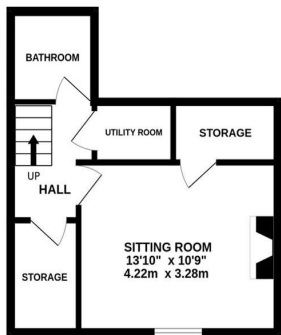
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

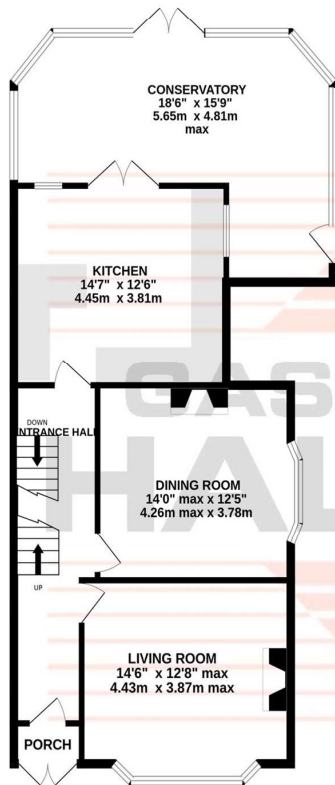
No

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.

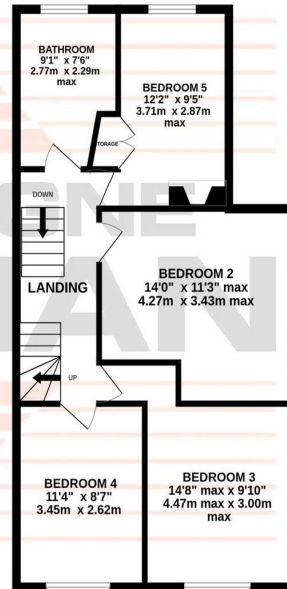
BASEMENT
299 sq.ft. (27.8 sq.m.) approx.



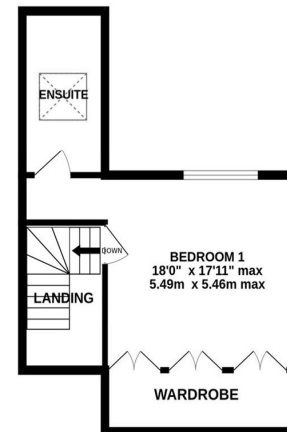
GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.7 sq.m.) approx.



2ND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 2192 sq.ft. (203.7 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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