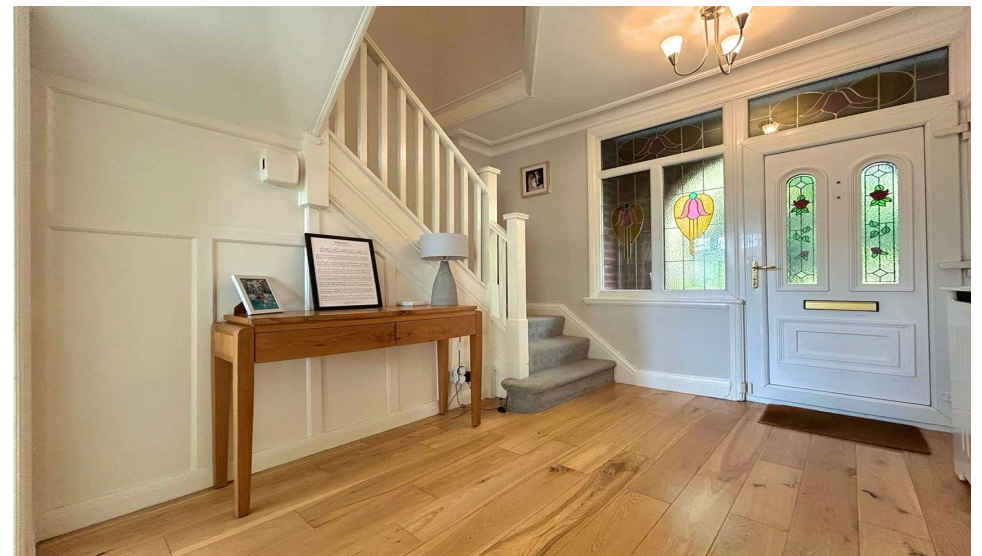




**GASCOIGNE
HALMAN**

Marsland Road, Sale
£925,000

THE AREA'S LEADING ESTATE AGENCY

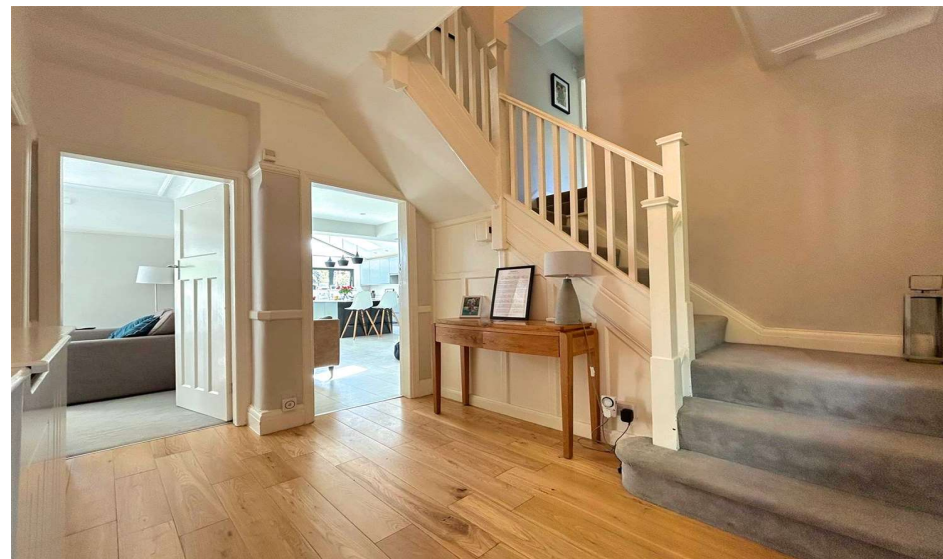


A beautifully designed and expanded bay-fronted semi-detached home, featuring a stunningly renovated living/dining kitchen, three reception areas, and four spacious bedrooms, all adorned with a plethora of delightful original characteristics.

Situated on the esteemed 'Marsland Road', just a brief walk from Sale and being on the doorstep of the ever popular Sale Grammar School and essential transport connections, this property boasts a sizable plot with an ample rear garden.

Property details

- Double Fronted Semi Detached Residence
- Four Generous Bedrooms & Family Bathroom With Separate WC
- Large Sweeping Driveway Providing Ample Off-Road Parking
- Beautiful Open Plan Kitchen/Dining Room With 6 Meter Corner Bi-Folding Doors
- Positioned On A Generous Plot With Large Rear Garden & Detached Double Garage
- Much Sought After Location Opposite Sale Grammar School



About this property

Occupying a much sought-after tucked away setting on the much loved tree-lined 'Marsland Road', a handsome and extensively enhanced bay-fronted semi detached residence, boasting a wealth of attractive accommodation with charming period features complemented by modern enhancements and tasteful decor, offering a largely versatile family home with an enviably large rear garden, with convenient access to Sale, popular schools and key transport links.

Approached via a large sweeping driveway, the home begins with a useful storm porch, opening to a welcoming entrance hall leading through to the outstanding remodelled and extended living/dining kitchen complete with stylish kitchen with feature island, impressive twin bi-folding doors and a vaulted ceiling with feature apex window. Off the kitchen is a spacious reception room, currently used as a home office/gym but with the added benefit of a shower room, the room could be as a guest suite.

To the front of the property is a spacious bay-fronted living room whilst to the rear is the final reception room also boasting a large bay window overlooking the rear garden.

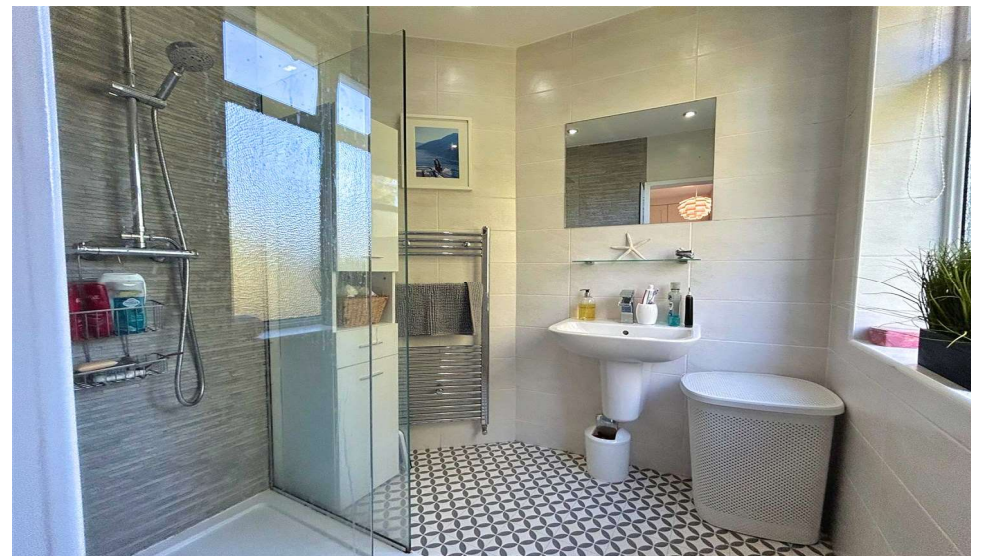
To the first floor, off the spacious landing, are four well sized bedrooms, with bedroom one enjoying vast fitted wardrobes and a modern ensuite shower room, whilst there is also a three-piece family bathroom and separate WC.

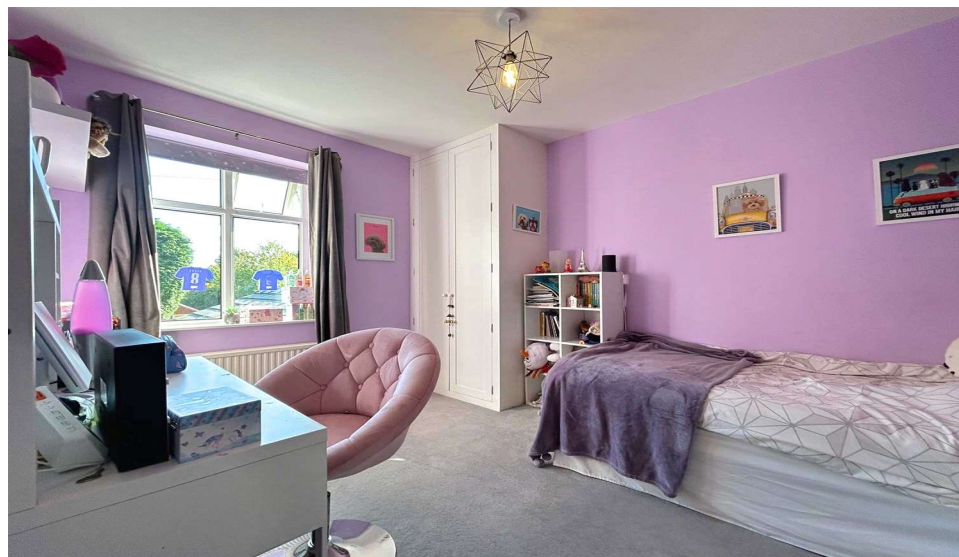
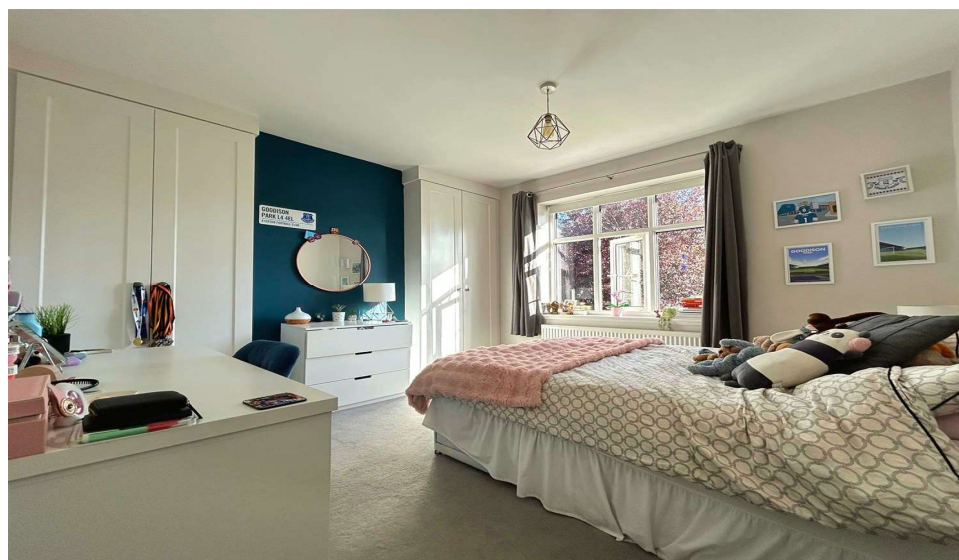
Externally the home enjoys a substantial plot with generous lawned garden flanked by planted borders and large stone twin patio areas, benefiting from a detached double garage, and set within an unrivaled setting close to sought-after schools, key transport links, and both Sale and Sale Moor.

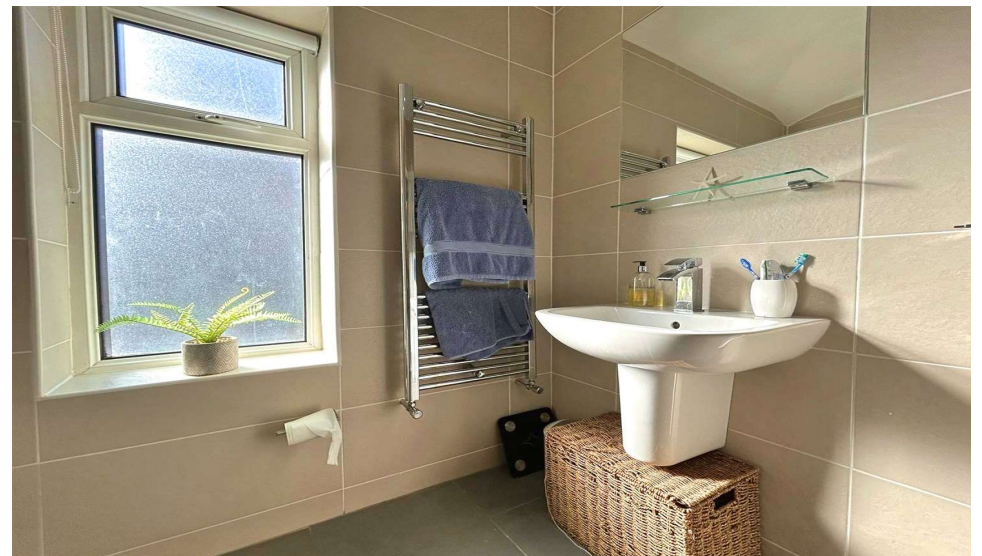
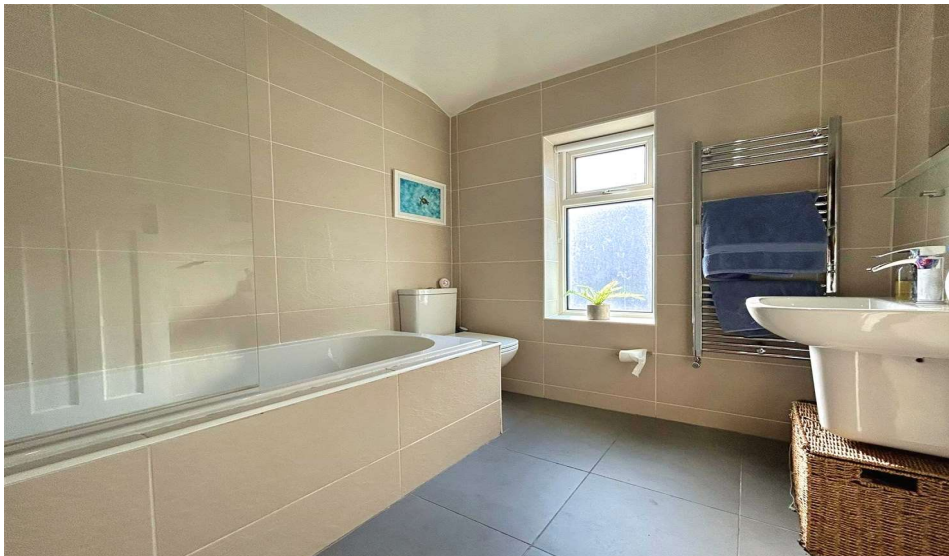














DIRECTIONS

M33 3WE

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	70 C	75 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

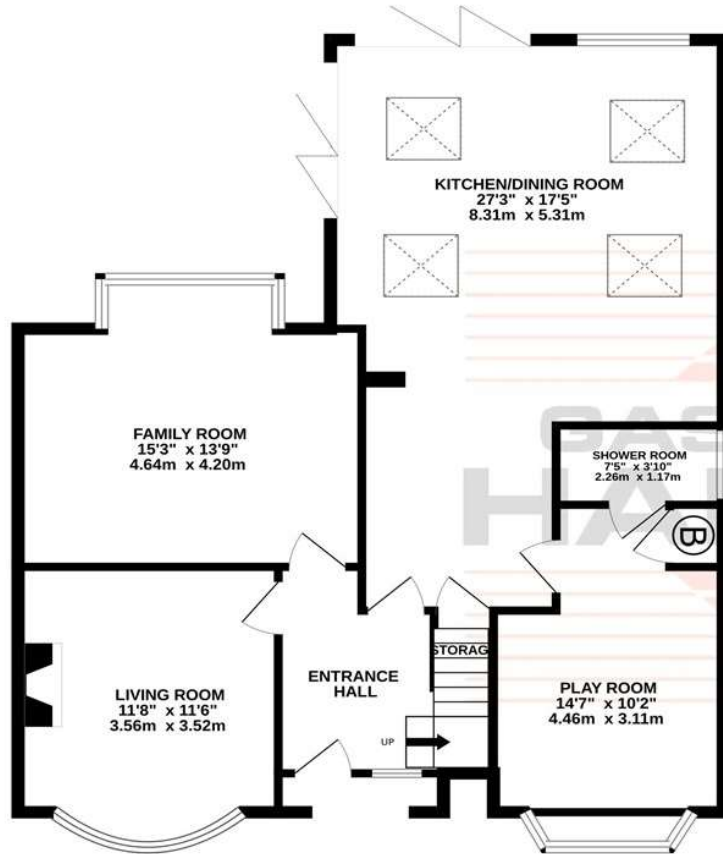
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

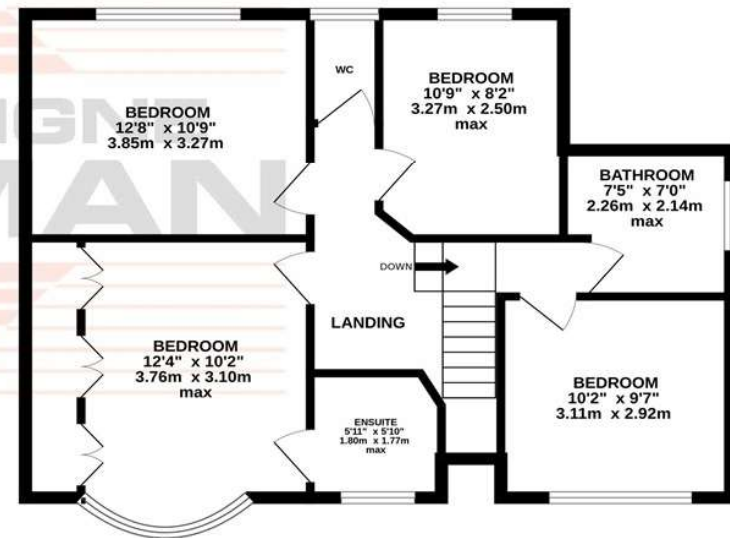
No

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
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.6 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.



THE AREA'S LEADING ESTATE AGENCY

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