



**GASCOIGNE
HALMAN**

33 MOSS LANE, SALE

THE AREAS LEADING ESTATE AGENT



33 MOSS LANE, SALE

Boasting over 2000 sq ft this remarkable family home offers stunning & spacious accommodation. Situated on a substantial corner lot, in a desirable location on the well-respected tree-lined 'Moss Lane'. This residential area is highly sought after because of its proximity to some of Trafford's outstanding primary and secondary schools, as well as being close to excellent transport links and local amenities.

Internally, the property features a welcoming entrance hallway that leads to a spacious living room, complete with a prominent inglenook fireplace and a solid fuel woodburner. This area seamlessly transitions into a generous dining room. The fitted kitchen/family room, equipped with a variety of integrated appliances, undoubtedly serves as the heart of the home, enhanced by numerous large windows and double doors that open onto the rear garden. The ground floor accommodation is completed by a sizable w/c with under-stairs storage.





OVERVIEW

Beautiful Detached Family Home

Positioned On The Prestigious Tree Lined 'Moss Lane'

Approaching 2100 sqft Of Accommodation

Two Large Reception Rooms & Five Generous Bedrooms

Large Corner Plot With Gardens To Three Sides

Close To Popular Primary & Secondary Schools

Close To Transport Links & Amenities

Gated Driveway & Ample Off Road Parking



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On the first floor, there are four ample bedrooms along with a roomy family bathroom. Three of the bedrooms come with fitted furniture, while the fourth is designed as a study. The final large bedroom is located on the second floor, featuring a series of skylights, eaves storage, and its own separate WC.

Externally, the impressive gated driveway provides access to an integral garage. The meticulously maintained gardens on three sides showcase a wealth of mature shrubs and lawns. The private south-facing rear garden boasts several seating areas and a paved patio, perfect for entertaining.

The property occupies an exceptionally wide plot, which presents an excellent opportunity for a future extension, subject to planning approval.

LOCATION

For SatNav purposes: M33 6QF

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale







and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections.

TENURE

Freehold - Subject to verification by solicitor

LOCAL AUTHORITY

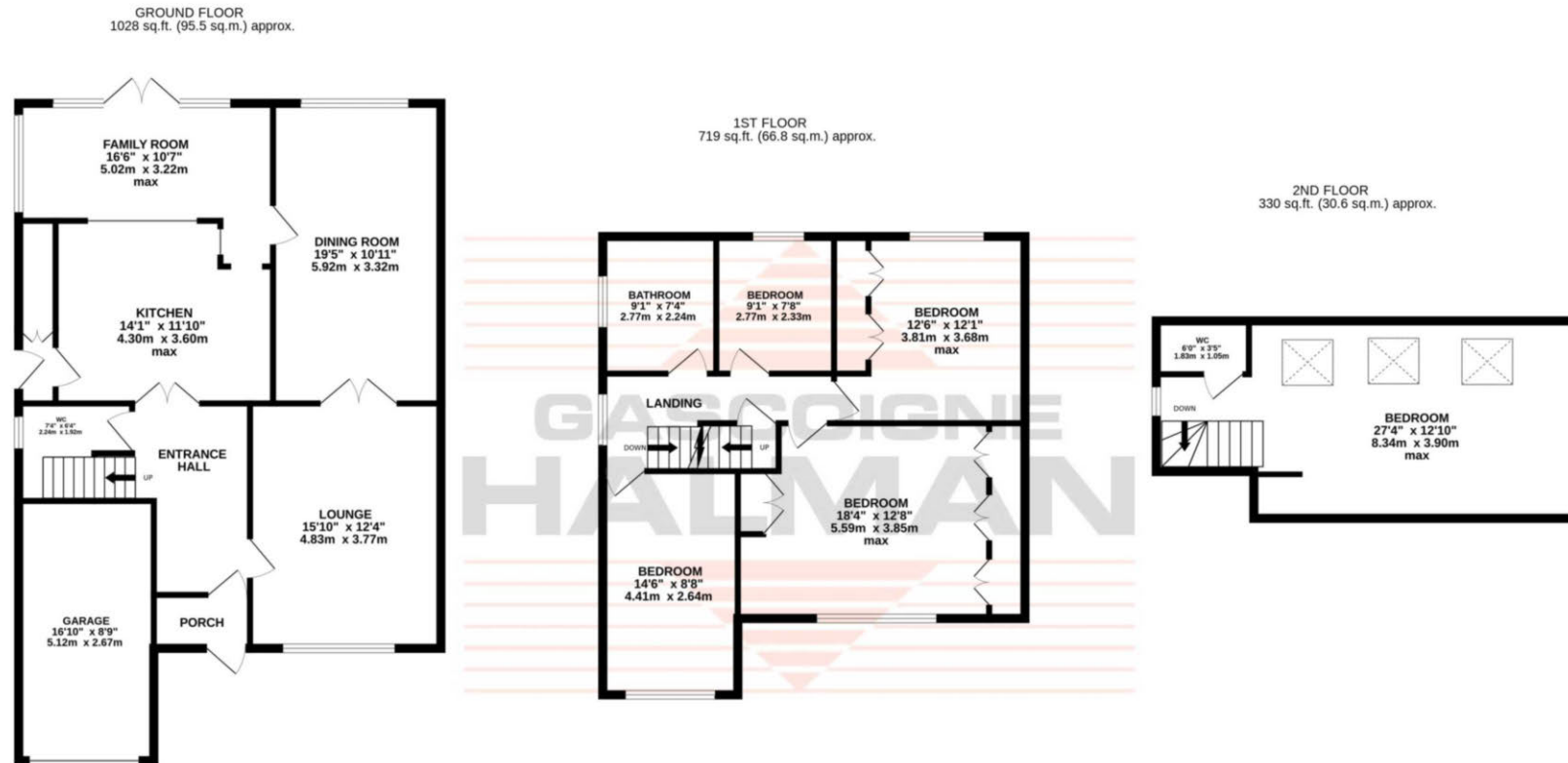
Trafford MBC - Council Tax Band F

POSSESSION

Vacant possession upon completion. Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.



FLOORPLAN & EPC



TOTAL FLOOR AREA : 2077 sq.ft. (193.0 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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