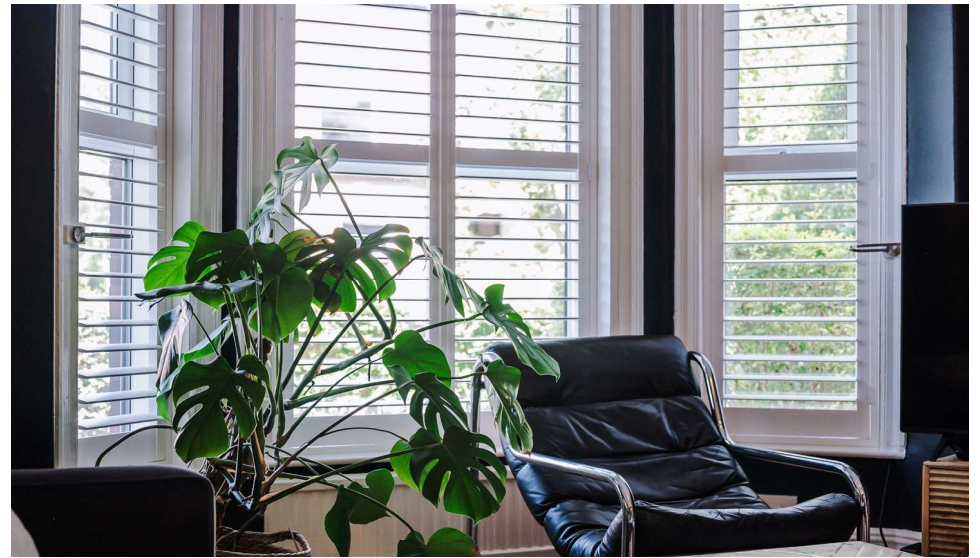




**GASCOIGNE
HALMAN**

Abington Road, Sale
Asking Price £675,000

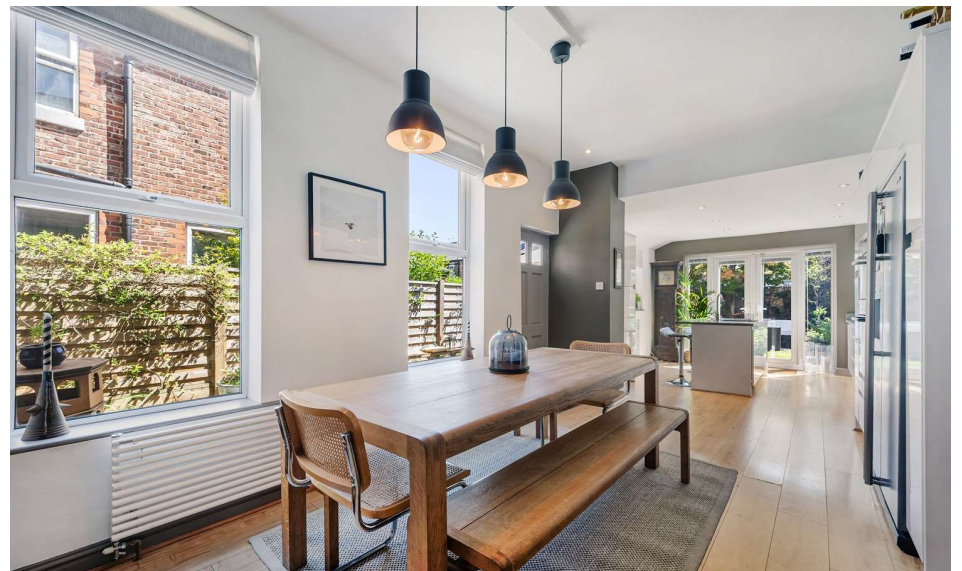
THE AREA'S LEADING ESTATE AGENCY



A fine example of a comprehensively enhanced and immaculately appointed bay-fronted period residence, with sympathetically enhanced and extensive accommodation over three floors, boasting four bedrooms and two bath/shower rooms, and an extended, remodeled and refitted dining kitchen, set within an exclusive cul-de-sac position close to Sale, in catchment of popular schools, and key transport links.

Property details

- Period End Terrace
- Beautiful Period Features Throughout
- Desirable Location Close to Sale Grammar School and Brooklands Metrolink
- Extended Breakfast Kitchen
- Four Well Presented Double Bedrooms
- Private Enclosed Rear Garden



About this property

A handsome traditional bay-fronted period end-terrace, having been extensively enhanced and sympathetically improved to offer an outstanding example of a period residence, enjoying a stylish blend of contemporary décor and sympathetic enhancements, with fully landscaped enveloping grounds, and occupying a much sought-after location.

Upon approach the home enjoys a charming part walled secluded frontage, with classic red brick bay-fronted elevations, accessed via a stone walkway leading to a striking stained glass rich front door. Upon entry there is a traditional welcoming entrance hall complete with engineered oak flooring, to the front is a bay-fronted living room with recessed feature fireplace and two tone split décor, a second reception is located to the rear left of the hall, directly ahead of the hall is the intelligently remodelled and extended open plan dining kitchen, providing an enviable family/ entertaining area with a striking refitted quality kitchen with feature central island with breakfast bar, with quartz work surfaces and integrated appliances, double doors to the rear garden, and a generous dining area.

To the first floor, via the spacious landing, are three well sized bedrooms with traditional feature fireplaces to two bedrooms, whilst there is also a modern refitted bathroom with attractive tiled surfaces.

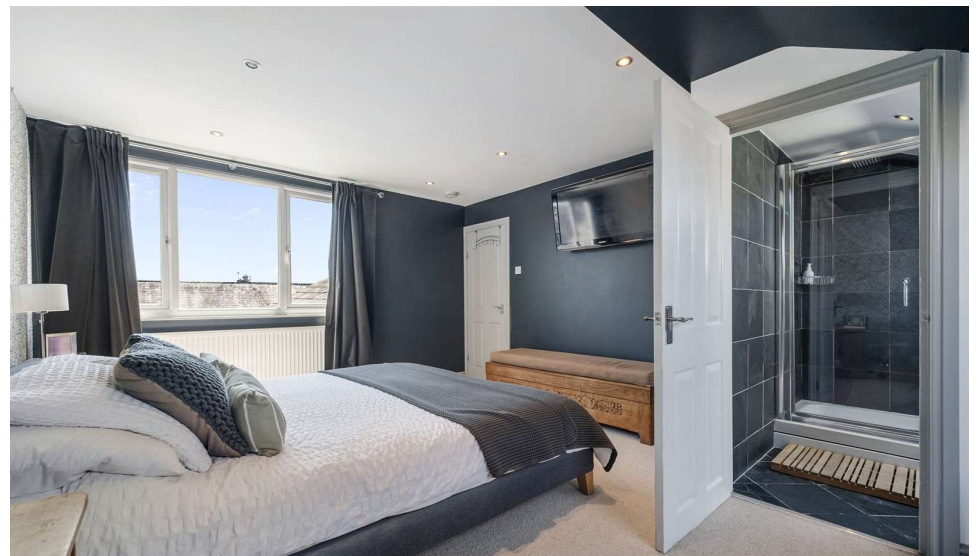
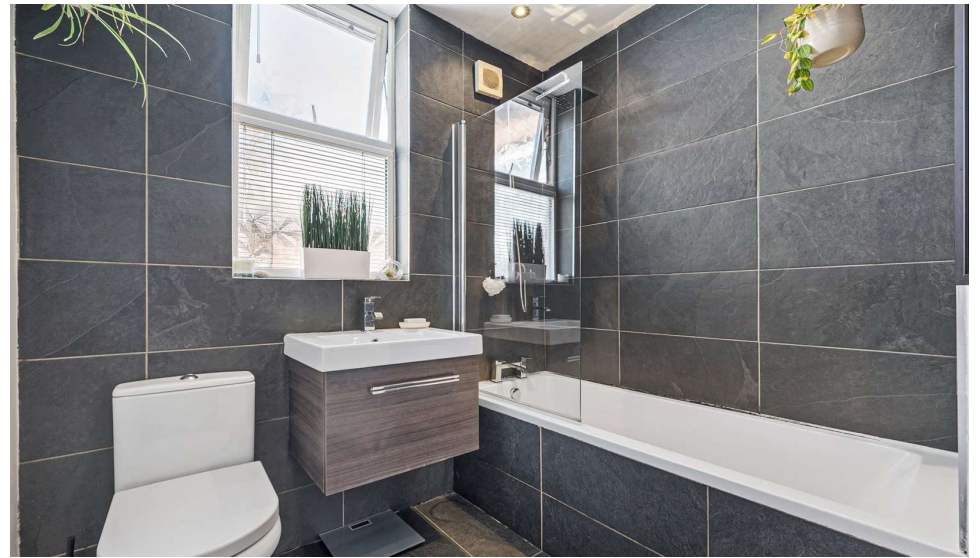
To the second floor is a substantial and impressive loft conversion, providing an enviable master suite, enjoying fitted wardrobes, velux window, far reaching views from the window opposite, whilst boasting a stylishly appointed ensuite shower room.

Externally to the rear the home enjoys a secluded garden with lawned garden, multiple stone patios/ seating areas, and maturely planted borders.















DIRECTIONS

M33 3DL

COUNCIL TAX BAND

C

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

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

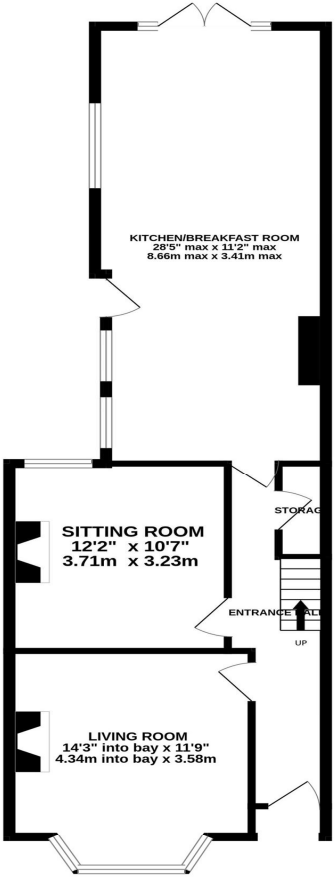
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

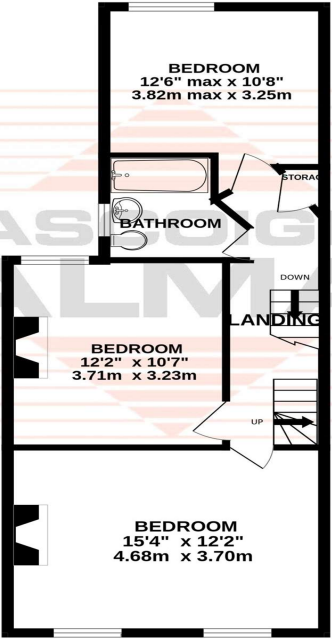
Ask Agent

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.

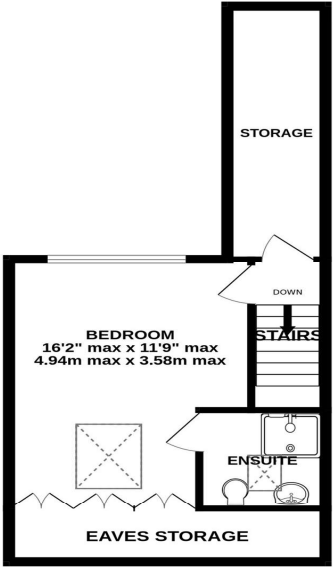
GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



2ND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1596 sq.ft. (148.3 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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THE AREA'S LEADING ESTATE AGENCY

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