



**GASCOIGNE
HALMAN**

33 KINGS ROAD, SALE

THE AREAS LEADING ESTATE AGENT



33 KINGS ROAD, SALE

This remarkable detached residence offers stunning and deceptively spacious living accommodation split over two levels. With three double bedrooms and superb living space this home reveals a quiet yet convenient setting nestled one of Sales most popular roads, with spacious reception rooms, ample off road parking and a well established beautifully maintained rear garden, this property must be viewed to be appreciated.

This wonderful detached property has been beautifully maintained throughout. Internally, the property features an entrance hallway that provides access to a living room with a charming feature fireplace. A magnificent open-plan family kitchen and dining area is equipped with a variety of fitted appliances, large windows that allow natural light to pour in, and bi-folding doors that open to the rear. A downstairs WC completes the ground floor layout.

On the first floor, there are three ample bedrooms along with a generous family bathroom and a separate WC; all of which are accessible from the landing.





OVERVIEW

Beautiful Detached Family Home

Positioned On The Prestigious 'Kings Road'

Beautiful Blend Of Original & Modern Features

Gated Driveway To The Front & Well Maintained Rear Garden

Three Generous Bedrooms

Situated On One of Sales Most Popular Roads

Close To Excellent Schools

Ideal For Someone Looking For Their Next Family Home



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Externally, a large gated driveway leads to an integral garage and provides plenty of off-road parking. At the rear, there is a paved patio accessible from the dining room via bi-folding doors, which leads to a spacious lawned garden.

LOCATION

For SatNav purposes: M33 6QB

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

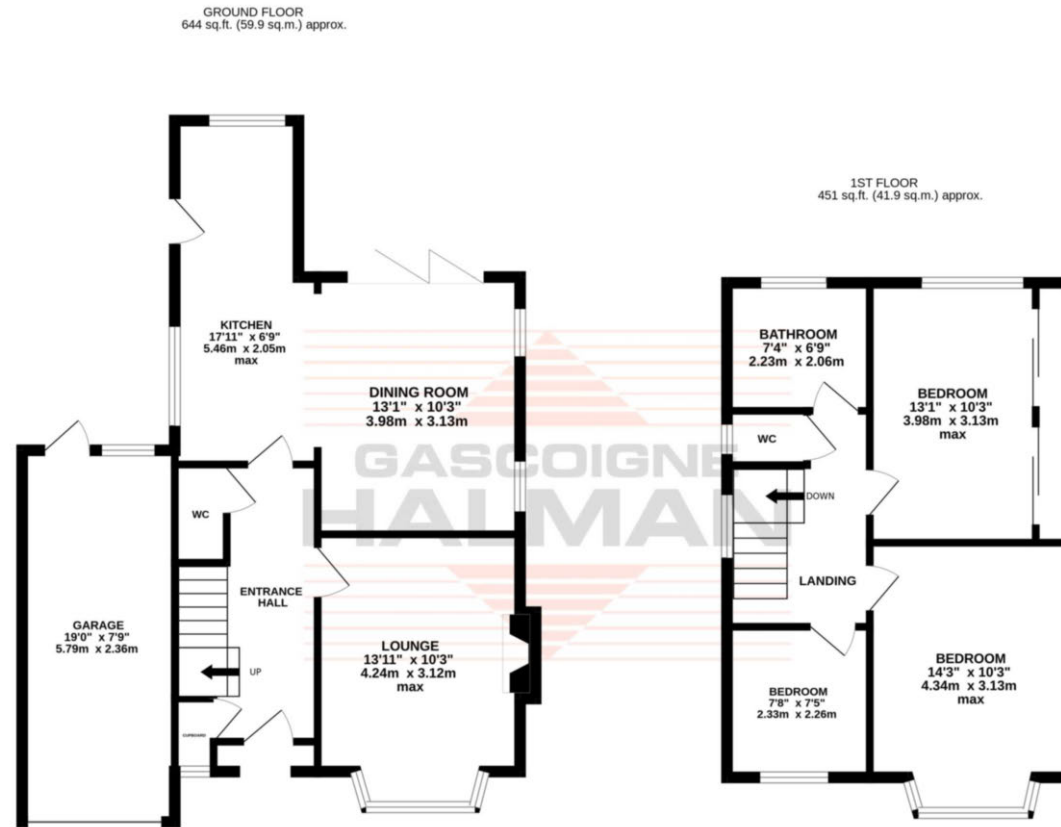
Trafford MBC - Council Tax Band E

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: 1095 sq.ft. (101.7 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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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.



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