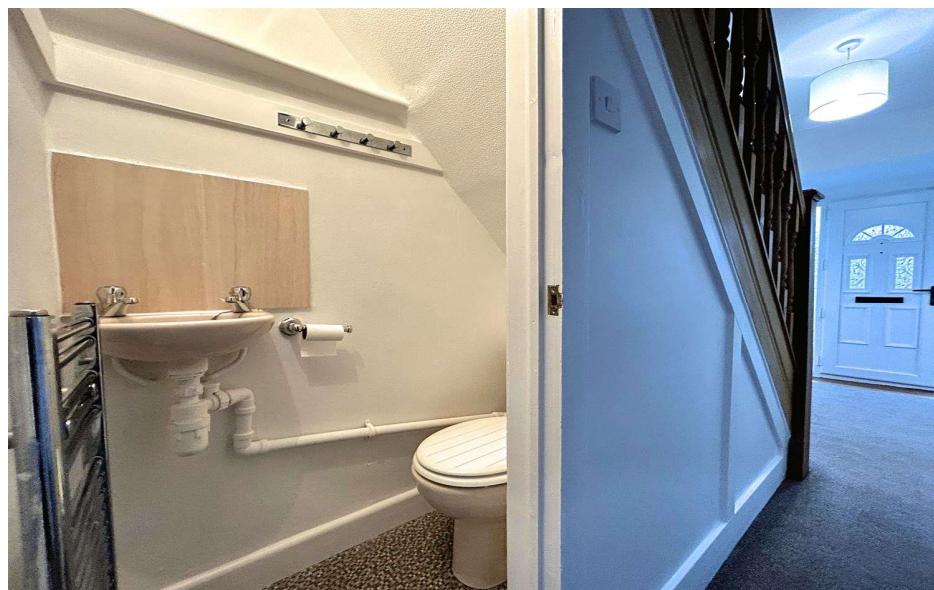




**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Craddock Road, Sale
Offers Over £750,000



This superb four bedroom bay fronted traditional detached family home offers ideal family accommodation approaching 1400 sq/ft. Being prominently positioned close to some of Trafford's outstanding primary and secondary schools as well as excellent transport links and local amenities, this property is ideal for someone looking for their next family home. No Chain.

Property details

- Generous Detached Family Home
- Four Spacious Bedrooms
- Ensuite Shower Room & Large Four Piece Bathroom
- Approaching 1400 Sqft Of Family Accommodation
- Quiet Residential Area Close To Excellent Local Schools
- No Chain



About this property

This exceptional detached property is situated on a large plot, offering a remarkable opportunity for additional development, pending necessary permissions. Inside, the living space showcases a modern and well-maintained interior throughout.

The ground floor features a spacious hallway, accompanied by a convenient WC, which provides access to all ground floor rooms. A dining room with a bay window is enhanced by a sizable lounge that includes an inglenook fireplace and double doors leading to the rear. A separate kitchen, which connects to the garage, completes the well-designed ground floor layout.

On the first floor, a landing area leads to four generously sized bedrooms, with the master bedroom featuring an ensuite shower room and a large four-piece family bathroom.

Outside, there is a substantial driveway offering off-road parking, while the rear boasts an impressive and expansive garden. No chain.











DIRECTIONS

M33 3QQ

COUNCIL TAX BAND

F

TENURE

Freehold

SERVICES (NOT TESTED)

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

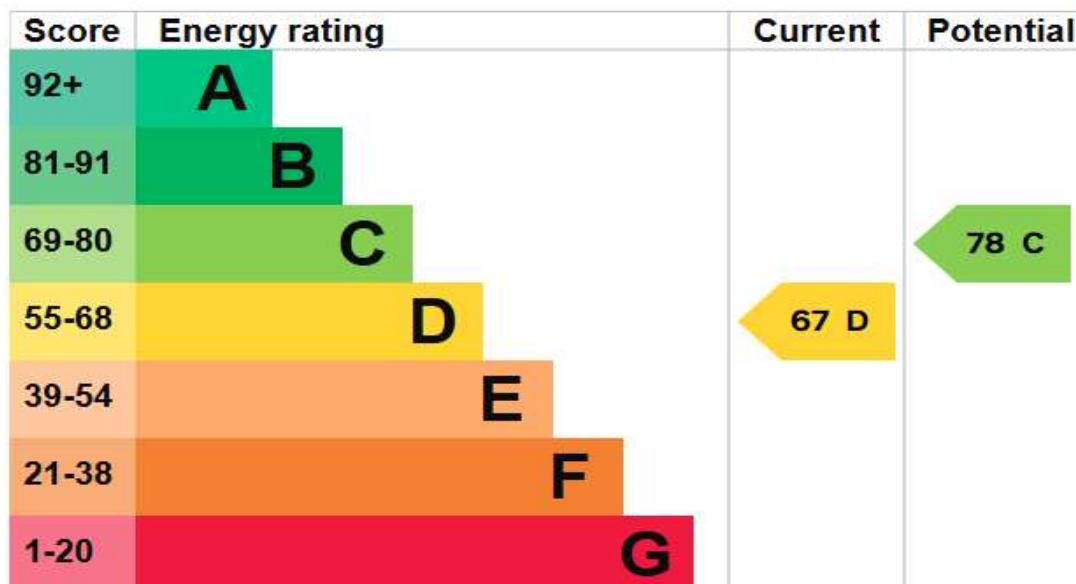
LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

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

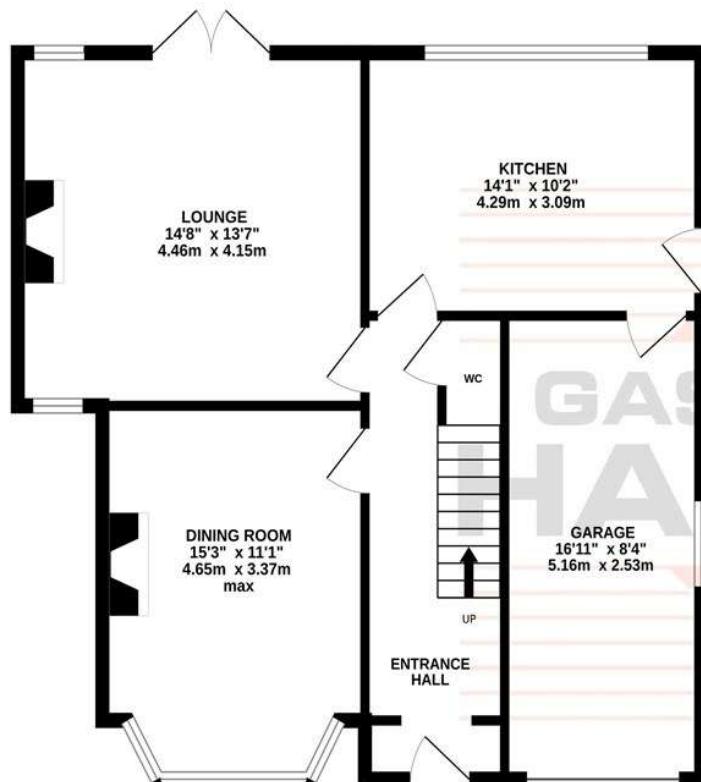
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

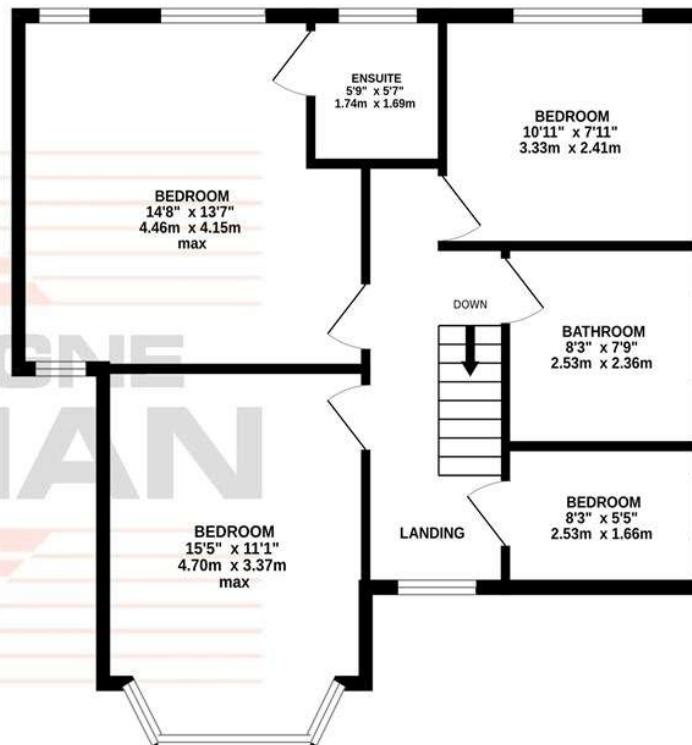
No

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
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 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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