



**GASCOIGNE
HALMAN**

Eastway, Sale
£625,000

THE AREA'S LEADING ESTATE AGENCY



A largely extended and immaculately appointed bay-fronted semi-detached home, boasting an outstanding remodeled dining kitchen, two well sized reception rooms, three large double bedrooms, and two attractive bath/ shower rooms, enjoying a generous landscaped plot, whilst occupying a sought-after setting close to Sale, sought-after primary and secondary schools, key transport links and useful amenities.

Property details

- Largely Extended and Beautifully Presented Throughout
- Two Spacious Reception Rooms and Separate Kitchen Diner
- Utility Room and Downstairs Shower Room
- Situated on a Stunning Tree Lined Road
- Within Convenient Reach of Renowned Local Schools and Useful Amenities
- Three Large Double Bedrooms
- Paved Driveway with an EV Charging Point



About this property

Having been comprehensively enhanced, immaculately appointed and substantially extended, an impressive bay-fronted semi-detached home, with hugely versatile layout twinned with stylish contemporary enhancements ideal for modern family living, within easy reach of sought-after primary and secondary schools, Brooklands tram station, useful amenities and Sale town centre.

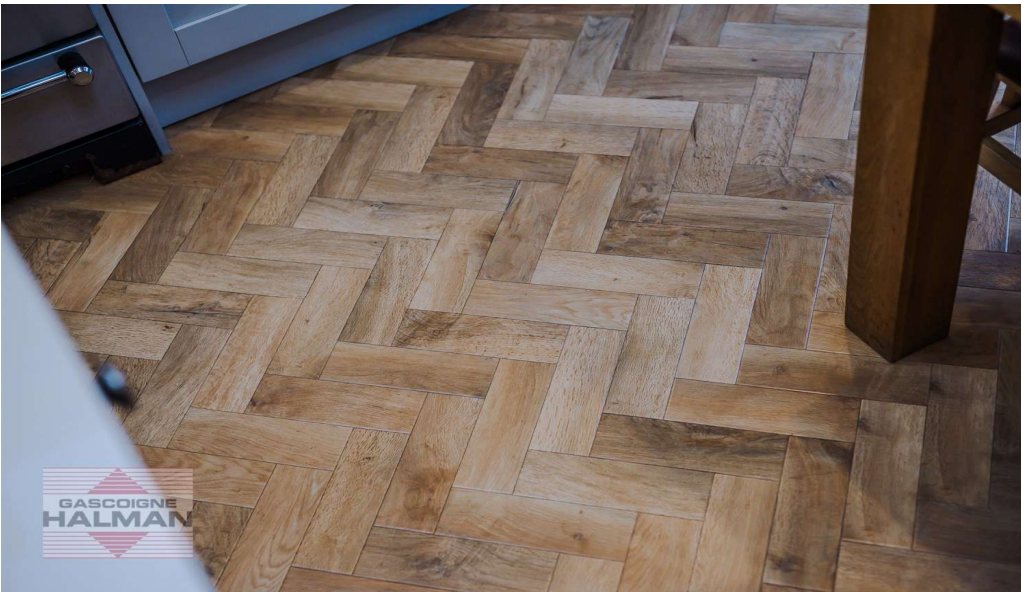
The tone is set upon approach with a handsome bay-frontage, traditional brick elevations and a contrasting attractive grey composite front door and garage door, upon entry via the useful porch, is a welcoming entrance hall complete with herring-bone style flooring leading throughout the ground floor, to the right is a bay-fronted living room with feature fireplace with floating oak beam and alcove storage, a second substantial reception room follows being large in size having been extended with tasteful décor, in-built alcove units, feature fireplace with floating oak beam, double doors to the rear garden and large skylight. Ahead of the hall is the main hub of the home; the intelligently remodeled and refitted dining kitchen, led to by stylish herringbone flooring, with an attractive contrasting kitchen with a range of base and wall units and feature island/ breakfast bar, boasting quartz surfaces, bi-folding doors to the garden and impressive vaulted ceiling. Off the kitchen is an immaculate refitted shower room leading to a useful utility room. There are also two useful storage cupboards.

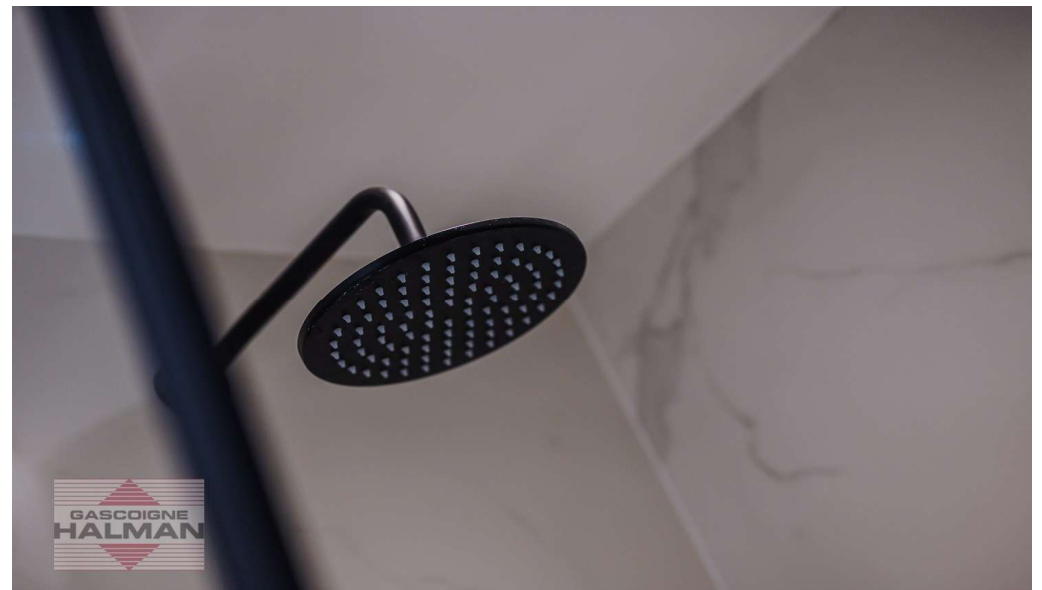
To the first floor is a large split landing boasting a pleasant study/ dressing area with inbuilt storage cupboard, there are three well sized bedrooms, all enjoying fitted wardrobes, with a modern refitted family bathroom complete with attractive tiling.

Externally the home enjoys a pleasant front aspect with walled frontage, mature planting and block-paved driveway with an EV charging point, whilst to the rear is large garden, with central lawn, Indian stone patio area, raised decking, and mature borders.

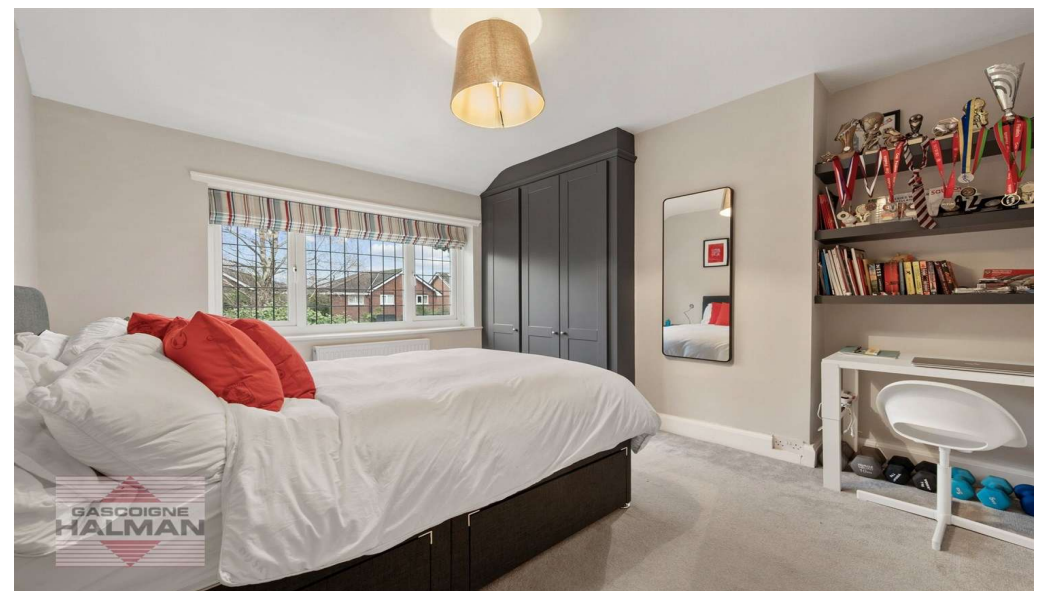


















DIRECTIONS

M33 4DT

COUNCIL TAX BAND

D

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	74 C	78 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

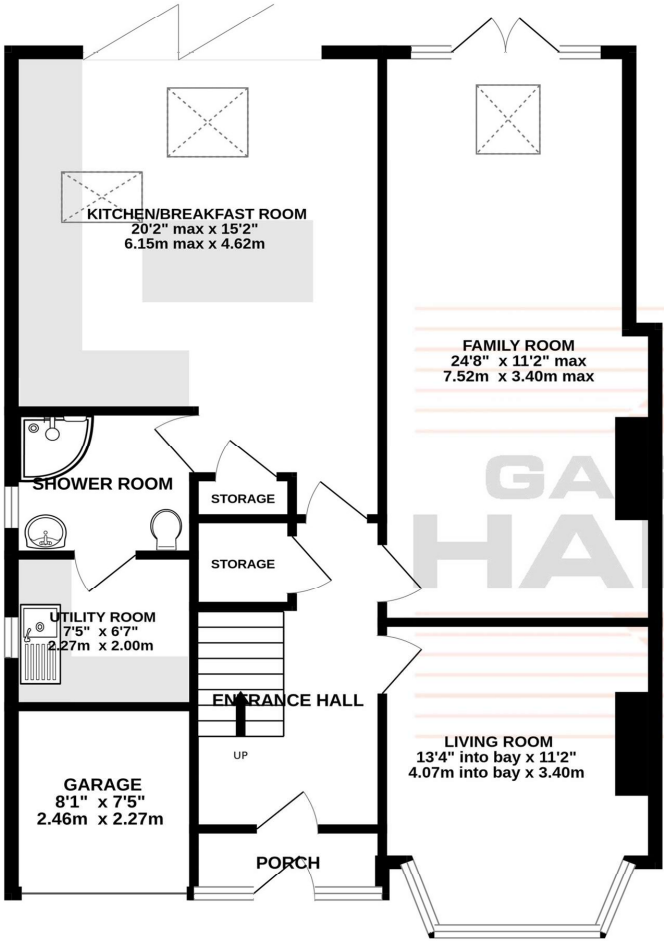
Ask Agent

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
941 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 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.



THE AREA'S LEADING ESTATE AGENCY

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