



103 Hope Road, Sale

Sale

£925,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



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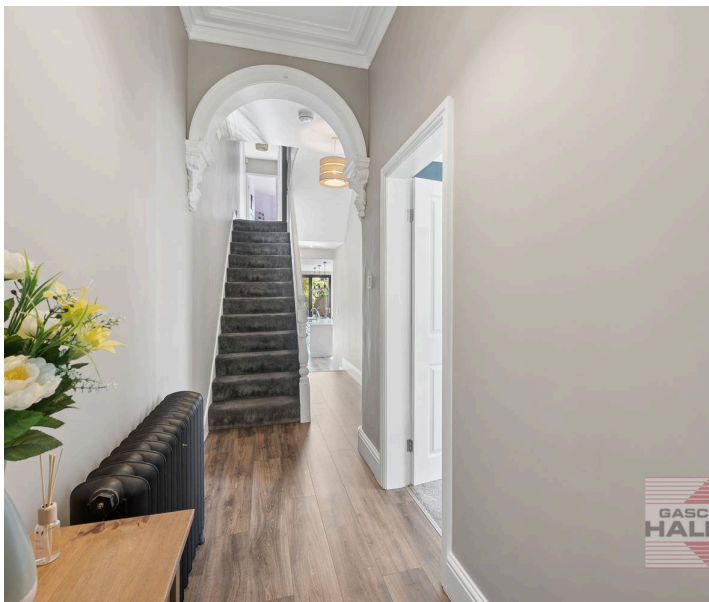
A comprehensively renovated, substantial and immaculate bay-fronted period semi of circa 2,310 sq ft, set over four floors, with open plan living, a showpiece dining kitchen, four spacious bedrooms, multi-chamber cellar conversion, enjoying a generous landscaped garden, with a prime location close to Sale town centre, key transport links including two tram stops, and close to popular schools including St Joseph's and Sale Grammar.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

- A Comprehensively Renovated And Impressively Enhanced Bay-Fronted Period Semi
- Open Plan Dining Kitchen With Feature Island And Bespoke Twin Bi-Fold Doors
- Boasting Two Spacious Reception Rooms
- Four Spacious Bedrooms Including An Extensive Principal Suite
- Fully Converted Versatile Cellar With Two Reception Rooms/ Bedrooms
- Landscaped Rear Garden With Resin Stone Patio And Composite Deck
- Prime Sale Location Close To Key Amenities, Popular Schools And Two Metrolinks
- A Wealth Of Charming And Restored Original Features Over Four Expansive Floors





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Having undergone a comprehensive program of restoration and renovation, this truly exceptional bay-fronted Edwardian residence standing as a testament to thoughtful design and meticulous enhancement, seamlessly blending period charm with an immaculate contemporary theme across four expansive floors.

A striking bay-fronted façade and beautiful arched detailed windows welcomes you into the charming entrance hall, complemented by restored original features, and setting the tone for beyond, leading to the first reception room, a fabulous bay-fronted living room with unique window detailing and striking feature fireplace. Ahead of the hall is the heart of the home, the remarkable open-plan dining kitchen, expertly remodelled to offer a sleek, contemporary kitchen with a feature island, quality fittings, and twin sets of bespoke bi-folding doors, ideal modern indoor/outdoor living. Off the kitchen is a second versatile sitting/ dining room.

The versatile home boasts a spacious converted multi-chamber cellar, offering two large adaptable rooms that can serve as additional bedrooms, playrooms, reception, or even an annexe, with useful external staircase access. There is also a useful w/c and boiler room.





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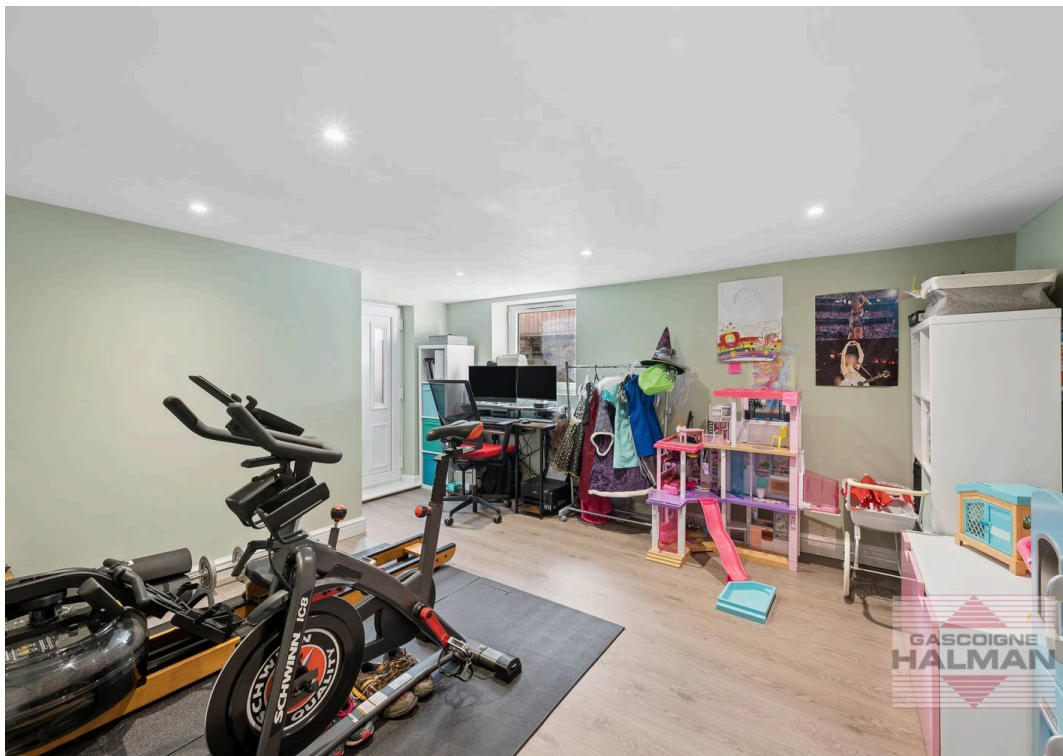
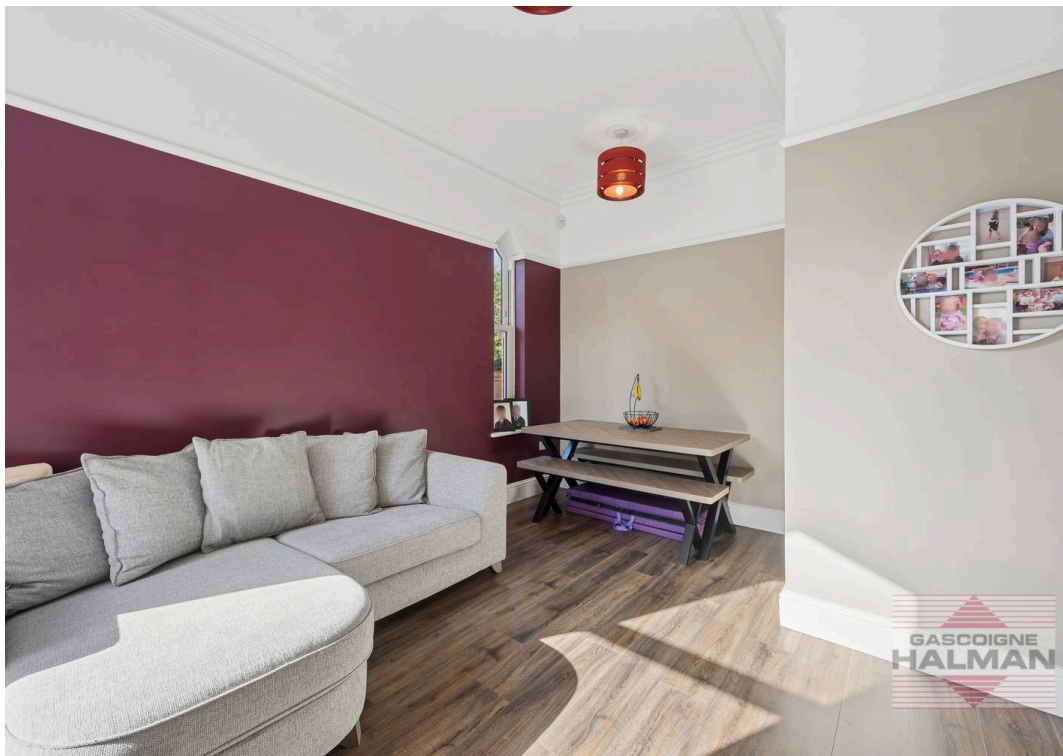
Upstairs, the first and second floors house four well-proportioned bedrooms, each thoughtfully enhanced and designed. The principal suite is particularly impressive, offering a substantial bedroom, a dedicated walk-in dressing room, and a modern ensuite shower room, and complemented further by a substantial refitted four piece family bathroom.

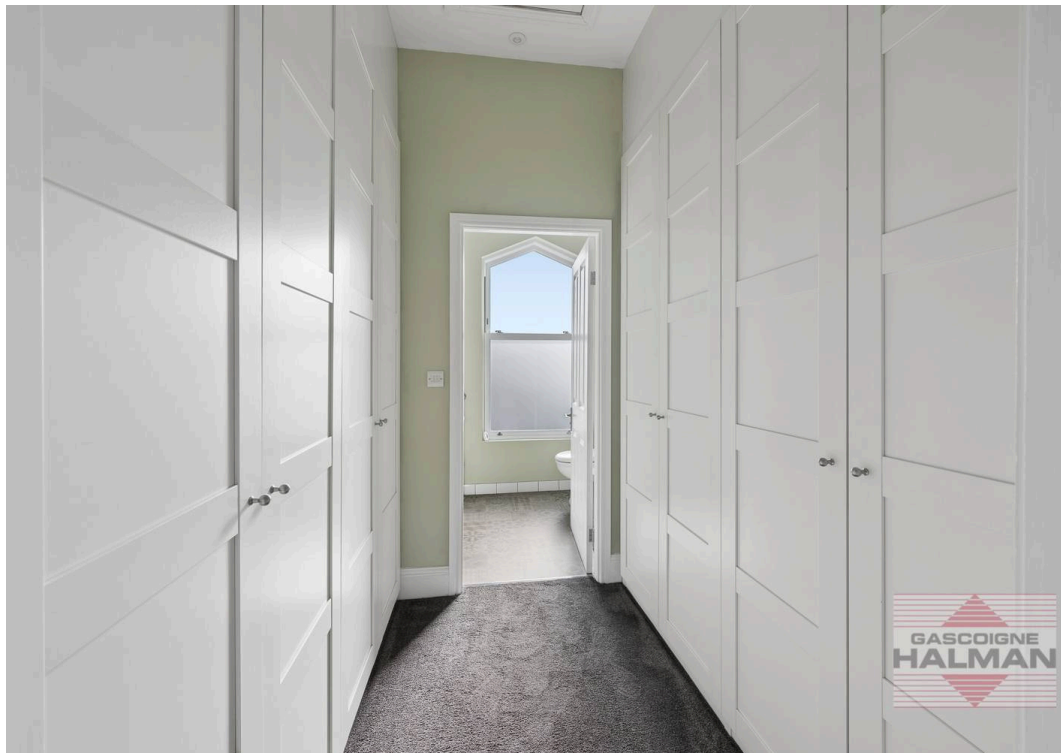
Throughout the property, a wealth of charming original and restored features are showcased, from ornate cornicing and period fireplaces to elegant flooring and bespoke joinery, all contributing to the home's unique character and timeless appeal. In addition there are also modern enhancement including remote access CCTV and Alarm systems, CAT 5 cabling to the Kitchen and three bedrooms, independant heating control to the basement and ground levels, and EV charging.

Externally the home enjoys a large resin driveway providing parking for multiple vehicles, whilst to the gated rear is a generous resin patio, with composite decked seating area, lawned garden, maturely flanked fenced and hedged boundaries, and a large outbuilding.

Perfectly positioned in a highly sought-after central location close to Sale, this residence offers easy access to popular primary and secondary schools, key transport links including Brooklands and Sale Metrolinks, and a host of useful amenities, making it an enviable choice for discerning families.











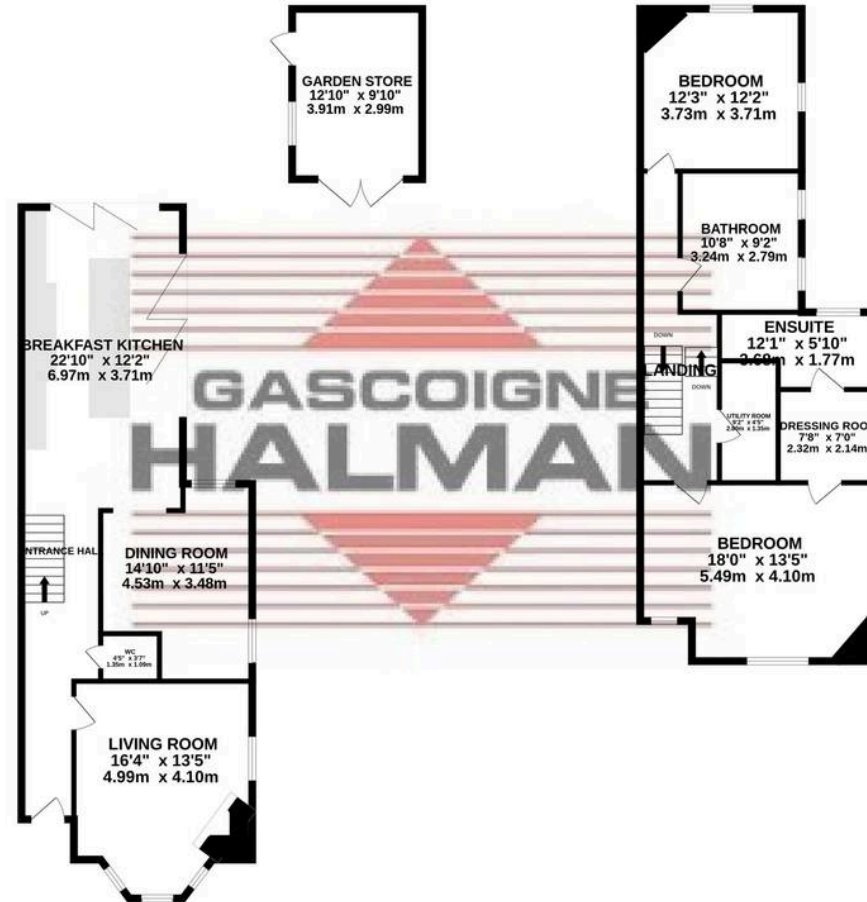
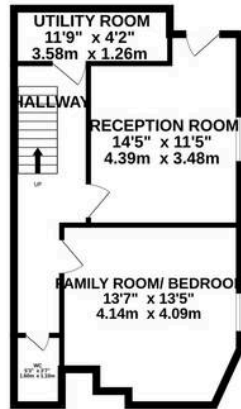


BASEMENT
485 sq.ft. (45.0 sq.m.) approx.

GROUND FLOOR
864 sq.ft. (80.2 sq.m.) approx.

1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.

2ND FLOOR
353 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 2428 sq.ft. (225.6 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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