



**GASCOIGNE
HALMAN**

Radley Close, Sale
Asking Price £735,000

THE AREA'S LEADING ESTATE AGENCY



This meticulously upgraded and spacious modern executive-style detached home features three reception areas and four bedrooms, set on a significant surrounding plot in a desirable cul-de-sac near Sale, renowned schools, and essential transport connections.

Property details

- Four Bedroom Detached Family Home
- Beautifully Presented Throughout
- Large Driveway and Double Garage
- Highly Sought After Location Within Convenient Reach of Renowned Local Schools
- Significant Plot on a Desirable Cul-De-Sac
- Three Reception Rooms



About this property

This exceptional modern detached family residence has been meticulously cared for, thoughtfully upgraded, and elegantly decorated by its current owners over the last twenty years. It is situated on a spacious landscaped plot surrounded by mature gardens, nestled in a desirable small cul-de-sac comprising only eight properties, conveniently located just off Moss Lane. This location is ideal for access to several local schools.

Upon entering through the inviting entrance hall, you will find a practical downstairs W/C. To the right, there is a striking living room featuring a bay window and a charming fireplace. Progressing to the rear of the home, the contemporary kitchen is equipped with an abundance of base and wall units, along with integrated appliances. Adjacent to the kitchen are two additional reception rooms: a generous dining room that connects to both the living room through double doors and the rear patio and garden area, and a bright sitting room that offers views of the rear garden. The ground floor is completed by a convenient utility room and an integral double garage.

On the first floor, the spacious landing leads to four well-proportioned bedrooms, with the master bedroom being particularly expansive and featuring an ensuite shower suite. Additionally, there is a separate family bathroom that has been recently modernized.

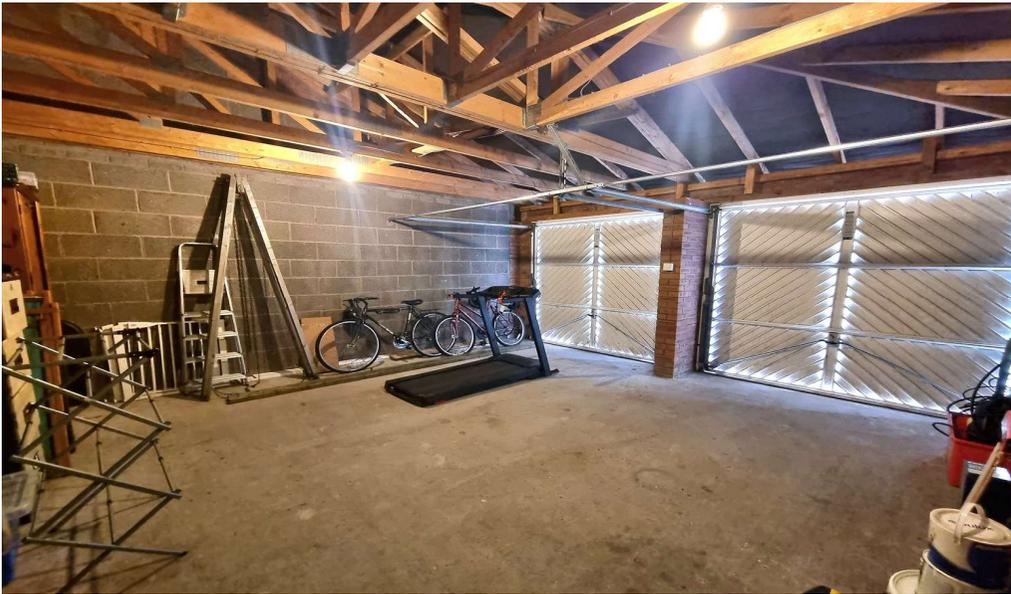
The exterior of the property is set within a large, enveloping plot that includes a substantial mature rear garden with fenced boundaries, landscaped borders, a lawned area, and a sizable patio for seating. At the front, a generous driveway provides off-road parking for multiple vehicles.



GASCOIGNE HALMAN







DIRECTIONS

M33 4TJ

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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

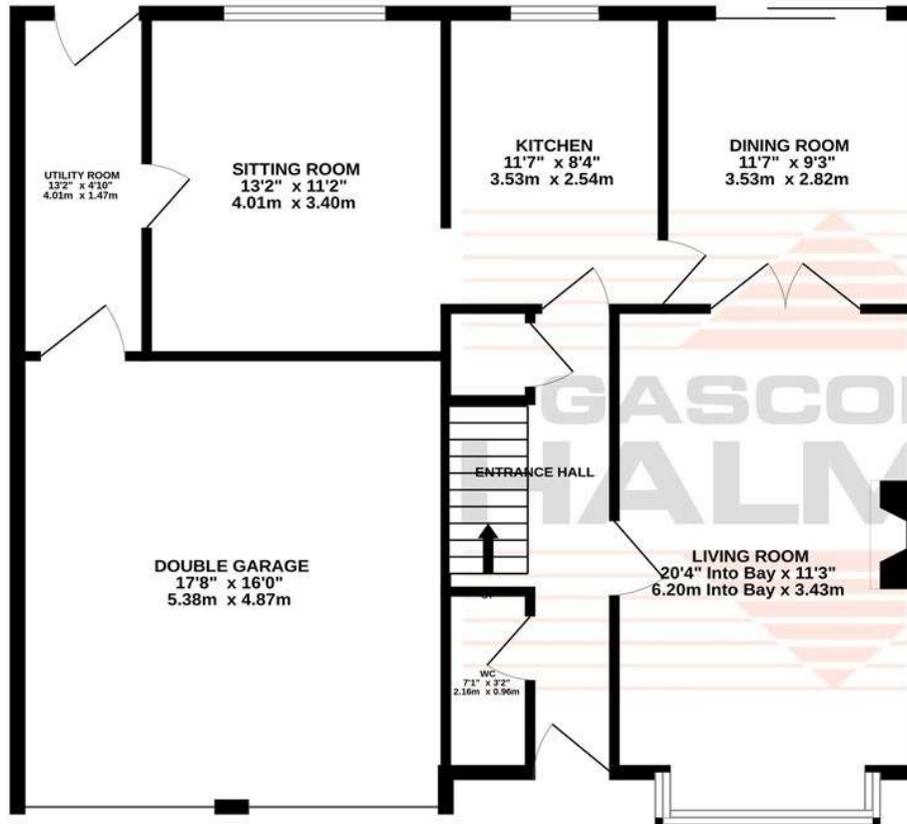
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

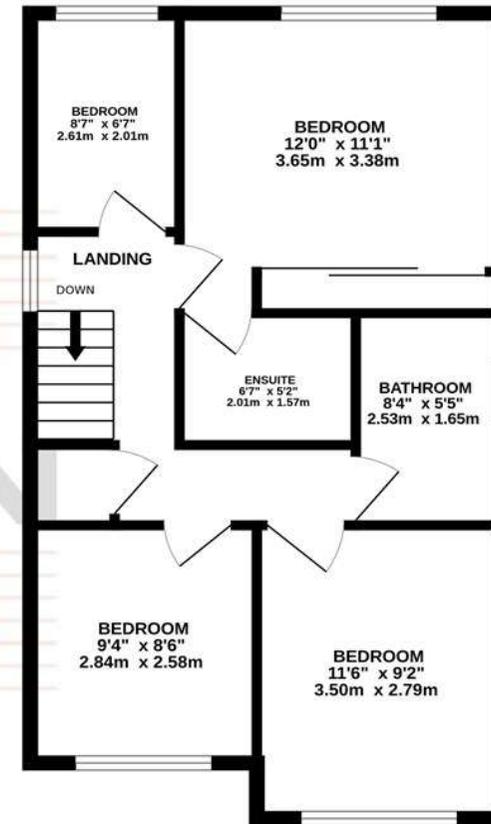
No

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
1027 sq.ft. (95.4 sq.m.) approx.



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



TOTAL FLOOR AREA : 1562 sq.ft. (145.1 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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