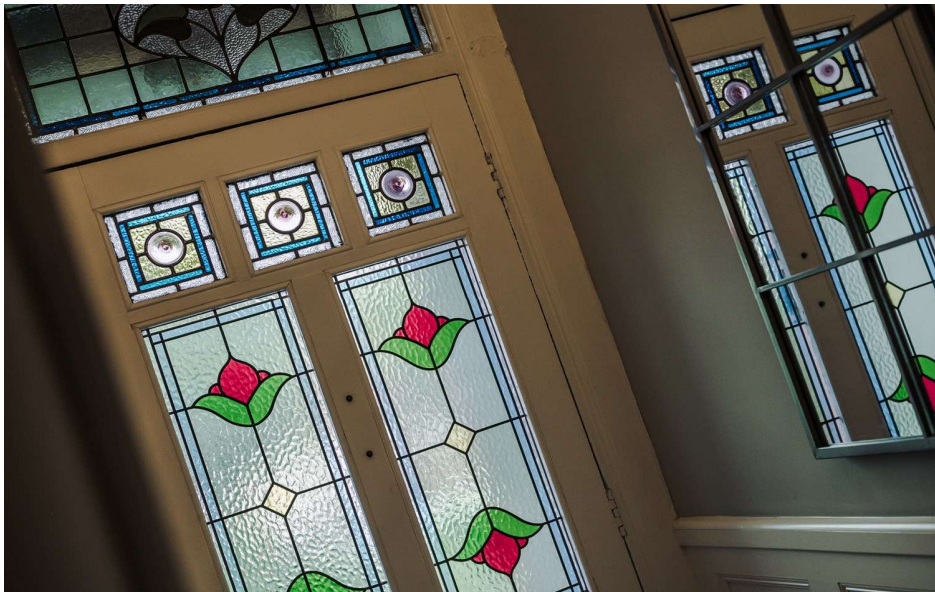
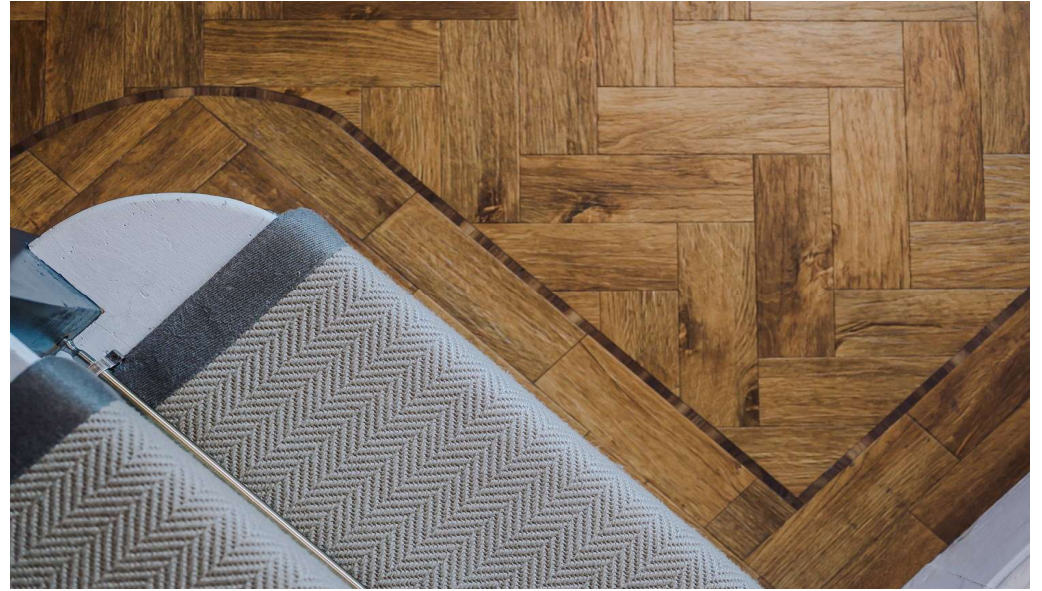




**GASCOIGNE
HALMAN**

Hampden Road, Sale
£695,000

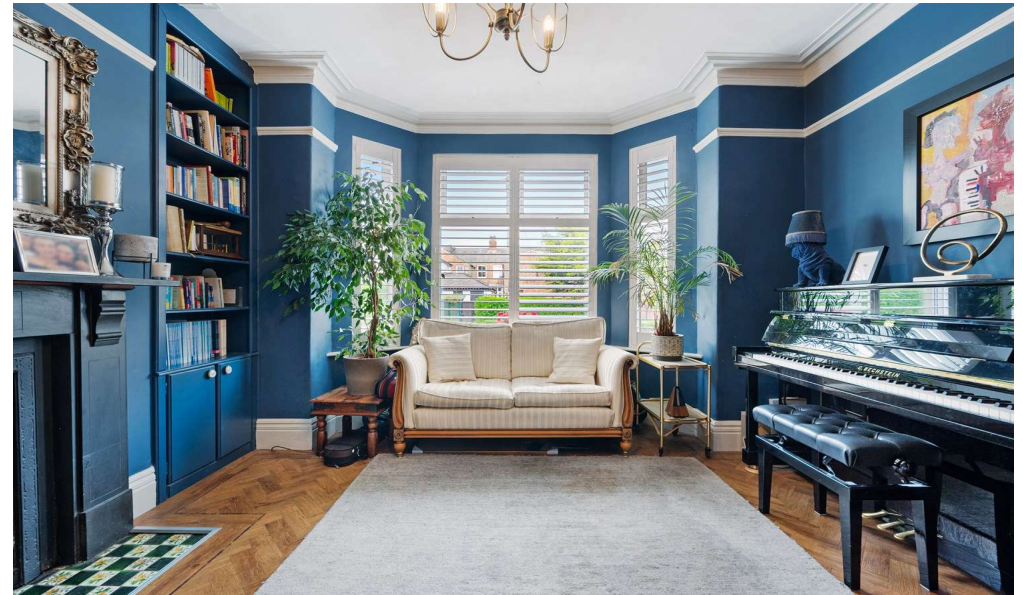
THE AREA'S LEADING ESTATE AGENCY



A remarkable example of a comprehensively enhanced and immaculately appointed period residence, with sympathetically enhanced and extensive accommodation over four floors, circa 2,000 sqft, boasting four bedrooms and three bath/shower rooms, and a striking remodeled and refitted living/ dining kitchen, set within an exclusive position close to Sale, popular schools, and key transport links.

Property details

- Beautiful Period Semi Detached Residence
- 2000 sqft Of Family Accommodation Over Four Floors
- Four Generous Bedrooms & Three Bath/Shower Rooms
- Modern Open Plan Living To Ground Floor
- Low Maintenance Rear Garden
- Prominently Positioned Close To Excellent Transport Links & Local Schools



About this property

A handsome traditional bay-fronted period home, having been extensively enhanced and lovingly improved to offer an outstanding example of an exceptional versatile residence, enjoying a stylish blend of contemporary themed improvements and sympathetic enhancements, with fully landscaped enveloping grounds, and occupying a much sought-after location.

Upon approach the home enjoys a commanding charming frontage, with red brick part-rendered and bay-fronted elevations, accessed via a gated front aspect, a resin surfaced walkway leads to the elevated entrance. A striking stained glass rich front door sets the tone for the exceptional period home, opening to a fabulous and welcoming entrance hall complete with wall panelling, herringbone design flooring and contrasting woodwork, to the front is a bay-fronted living room with traditional feature fireplace and alcove storage, whilst ahead the herringbone flooring meander from the hall and leads to the intelligently remodelled and extended open plan living/ dining kitchen, providing a vast family/ entertaining area with a striking refitted quality kitchen with feature central island with breakfast bar, with quartz work surfaces and contrasting tones, bi-folding doors, and vaulted ceiling. Off the kitchen is the second reception room with feature fireplace and alcove storage, whilst there is also a spacious dining area.

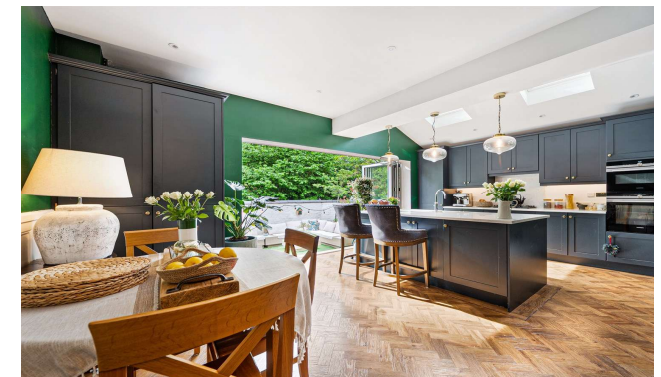
The basement level, accessed via the hallway, is a truly special addition to the home, enjoying a largely versatile converted three-chambered layout, with a generous bay-fronted main front room twinning as an occasional reception room or bedroom, whilst benefiting from an immaculate refitted utility room with Belfast sink, and an impressive refitted bathroom complete with roll top bath tub and traditional stainless steel fittings.

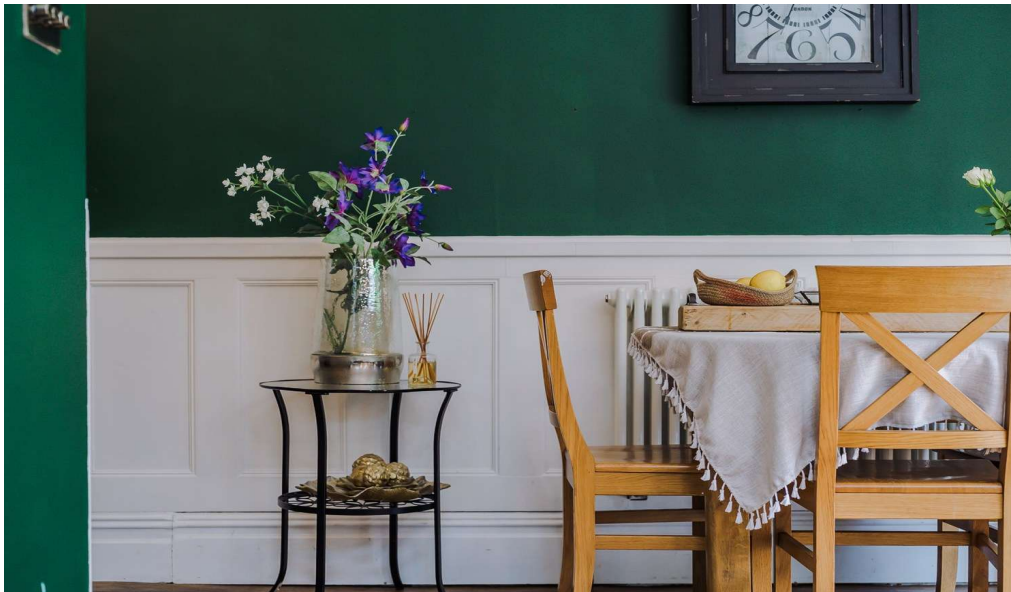
To the first floor, via the spacious landing, are three well sized bedrooms all enjoying traditional feature fireplaces and two with fitted alcove storage, whilst there is also a modern refitted shower room with attractive tiled surfaces.

To the second floor is a substantial and impressive loft conversion, providing an enviable master suite of superb proportions, enjoying twin Velux windows and an idyllic Juliette balcony, whilst boasting a beautifully appointed ensuite four-piece bathroom, with a handsome roll-top tub, large standalone shower, feature vanity unit, tasteful marble-veined tiling and contrasting split décor.

Externally to the rear the home enjoys a secluded walled garden with private outlook, and lawned garden. There is also a useful adjoining brick storage room.



















DIRECTIONS

M33 7UB

COUNCIL TAX BAND

C

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		79 C
55-68	D		
39-54	E	44 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

Copper wire

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

Ask Agent

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.

SHOWER ROOM
7'3" x 5'6"
2.21m x 1.68m

UTILITY ROOM
9'5" x 4'7"
2.87m x 1.40m

OCCASIONAL RECEPTION
13'8" x 12'4"
4.16m x 3.75m
max

UP

KITCHEN/DINING ROOM
21'1" x 13'5"
6.42m x 4.08m

LOUNGE
12'0" x 11'9"
3.66m x 3.57m

SITTING ROOM
13'8" x 13'3"
4.16m x 4.05m max

STORM PORCH

BEDROOM
10'6" x 9'4"
3.20m x 2.85m max

BATHROOM
7'6" x 6'0"
2.29m x 1.84m max

BEDROOM
11'7" x 11'4"
3.53m x 3.45m

BEDROOM
17'3" x 10'9"
5.25m x 3.28m

LANDING

DOWN

UP

ENTRANCE HALL

CASCOINE HALMAN

BEDROOM
10'6" x 9'4"
3.20m x 2.85m
max

BATHROOM
7'6" x 6'0"
2.29m x 1.84m
max

BEDROOM
11'7" x 11'4"
3.53m x 3.45m

BEDROOM
17'3" x 10'9"
5.25m x 3.28m

LANDING
DOWN
UP

BATHROOM
10'9" x 8'5"
3.28m x 2.57m

DOWN

LANDING

BEDROOM
22'3" x 15'10"
6.78m x 4.83m
max

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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