



**GASCOIGNE
HALMAN**

Baxter Road, Sale
£750,000

THE AREA'S LEADING ESTATE AGENCY



A lovingly enhanced and substantial bay-fronted semi-detached period residence, set over four floors, with two reception rooms, open plan refitted kitchen with dining conservatory, four well sized bedrooms, and two modern shower rooms, plus a useful cellar, boasting a wealth of original features, set within easy reach of Sale town centre, in catchment of sought-after primary and secondary schools, and close to key transport links including two tram stations.

Property details

- Period Bay Fronted Semi Detached
- Four Bedrooms
- Accommodation over Four Floors
- Within Convenient Reach of Sale Town Centre
- Driveway Parking and Spacious Garden
- Highly Sought After Location, Close to Renowned Primary and Secondary Schools



About this property

Enjoying a commanding elevated position on the much sought-after 'Baxter Road', being conveniently positioned close to Sale Town centre, key transport links including Sale and Brooklands Tram stops, and in catchment of St Josephs and Springfield Primary, the substantial and impressive home boasts a wealth of original feature, and enjoys extensive accommodation including two/ three reception areas, four spacious bedrooms and two shower rooms.

The tone is set upon approach, with handsome traditional elevations, and strong bay-frontage, with the home beginning via a charming entrance door with stained glass features, opening to a welcoming entrance hall complete with original ornate corning and corbles, to the left is a bay-fronted living room complete with central feature fireplace, twin doors open to the second reception room again with a central feature fireplace and seamlessly leads on to the modern refitted and separate kitchen, complete with base and wall units and contrasting granite work surfaces, leading to a charming and versatile dining-style conservatory. A useful cellar is accessed via a staircase from the kitchen, ideal for storage or providing scope for conversion.

To the first floor are three well sized bedrooms, with a particularly impressive front facing principal bedroom benefiting from the removal of the chimney breast, whilst there is also a recently enhanced shower room with stylish contrasting tiled surfaces.

To the second floor is a substantial fourth bedroom suite, with modern refitted ensuite shower room, and a substantial lounge area/ study area, or providing scope to create an additional bedroom.

Externally the home enjoys a large frontage with block-paved driveway offering ample off-road parking and reduced brick-wall frontage, whilst to the rear is a pleasant, secluded garden, mainly laid to lawn, with maturely planted borders.



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DIRECTIONS

M33 3AJ

COUNCIL TAX BAND

E

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

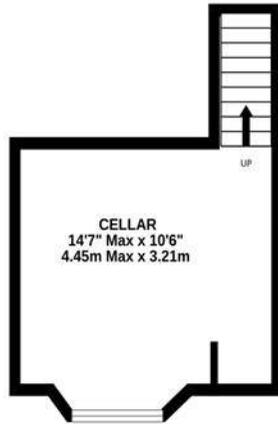
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

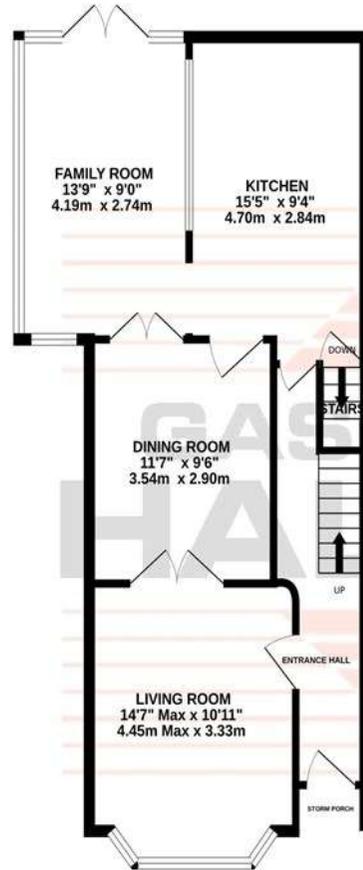
No

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BASEMENT
191 sq.ft. (17.7 sq.m.) approx.



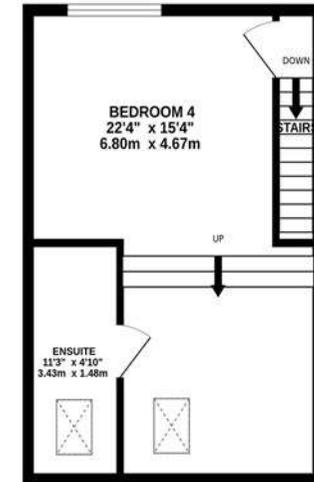
GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



2ND FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 1627 sq.ft. (151.2 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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