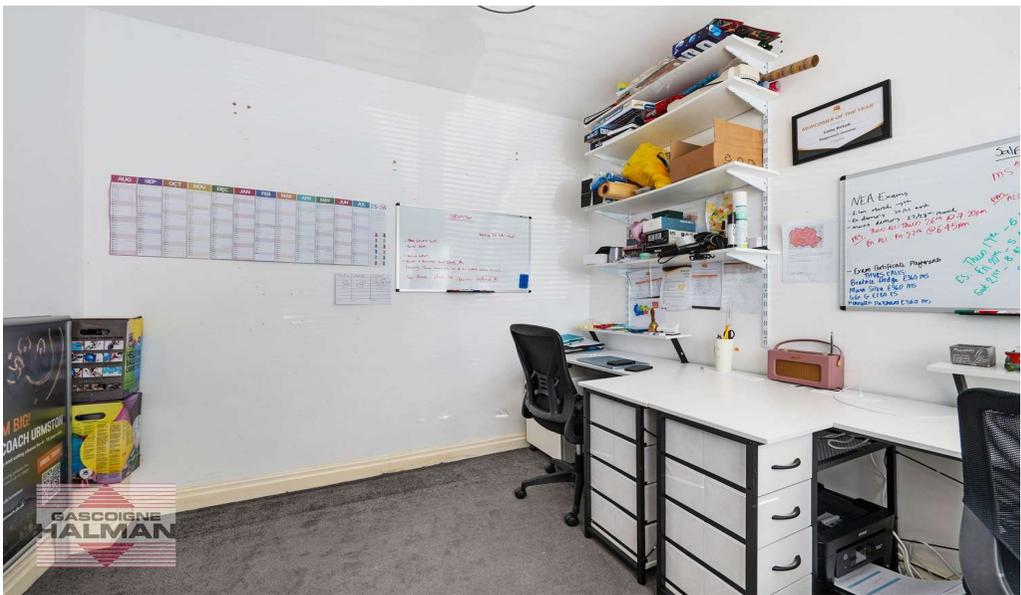




**GASCOIGNE
HALMAN**

Firs Road, Sale
£625,000

THE AREA'S LEADING ESTATE AGENCY



A substantially extended and immaculately enhanced double fronted semi-detached home, set within an extensive corner plot with a large rear garden, with three reception rooms including a home office, an impressive open plan living/ dining kitchen with feature island, four well sized bedrooms, and two renovated four-piece bathroom, being ideally located close to Ashton-on-Mersey village, Sale, in catchment of popular primary and secondary schools, key transport links and useful amenities.

Property details

- Four Bedroom Semi-Detached Family Home
- Largely Extended
- Meticulously Enhanced Throughout
- Three Receptions Including Home Office
- Within Convenient Reach of Ashton Village and Renowned Local Schools



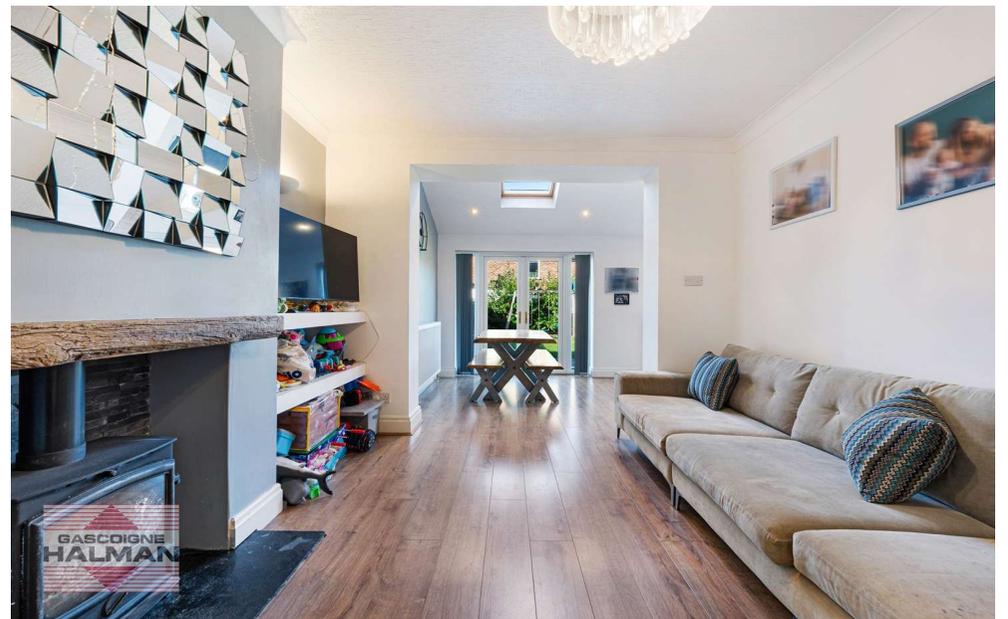
About this property

Having been comprehensively enhanced and largely extended, a substantial double fronted semi-detached home, boasting an impressive wealth of contemporary accommodation ideal for modern family living, with open plan living/ dining kitchen, two spacious reception rooms, four well sized bedrooms and two modern bathroom, occupying a substantial corner plot with secluded rear garden, and set within a sought-after location close to Ashton-on-Mersey, Sale, popular primary and secondary schools, and key transport links.

The tone is set upon approach, with commanding double fronted brick elevations, with a refitted composite front door leading to a welcoming entrance hall. To the left is a well sized bay-fronted living room complete with twin inbuilt alcove storage and feature fireplace with floating oak beam, with the main hub of the home ahead of the hall; the intelligently remodeled open plan living/ dining kitchen, complete with an immaculate refitted kitchen with Belfast-style sink, brass detailing, integrated appliances, central island with breakfast bar, and both French doors and bi-folding doors, boasting a large living and dining area with vaulted ceiling. There is also a useful separate utility room off the kitchen. To the right of the hallway is a versatile second separate reception room twinning as a playroom or home office, and a useful w/c off the hall.

To the first floor off the spacious landing, are four well sized bedrooms, with a particularly large principal bedroom with an immaculate refitted four-piece ensuite, whilst there is also a contemporary themed refitted four-piece family bathroom.

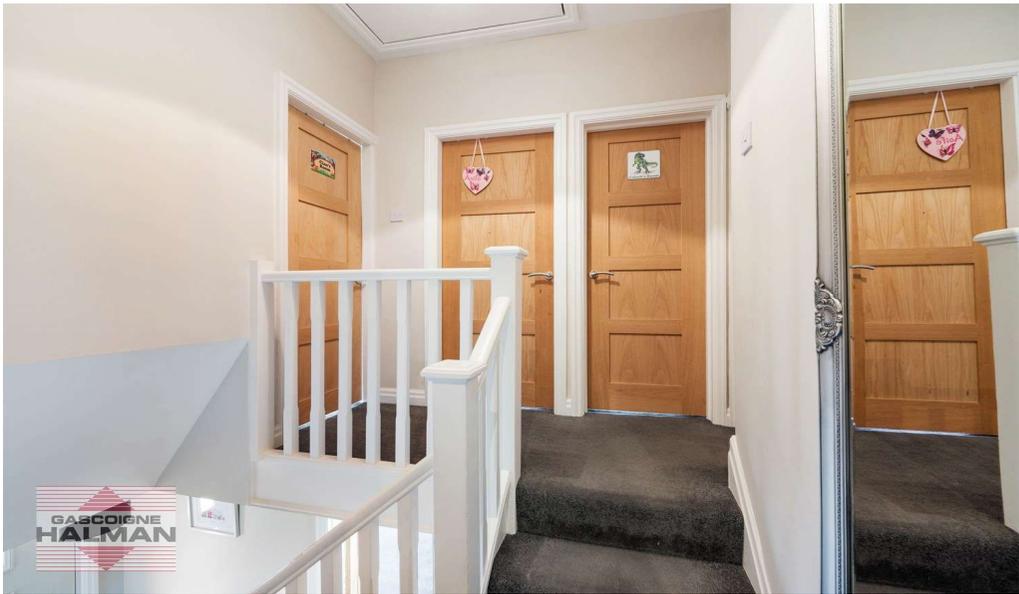
Externally the home enjoys a large corner plot, mainly laid to lawn, with a generous Indian Stone patio area, fenced boundaries, and a useful working side area. To the front is a large block paved driveway offering ample off-road parking, and benefiting from an electric car charging point.





GASCOIGNE HALMAN







GASCOIGNE HALMAN







DIRECTIONS

M33 5EJ

COUNCIL TAX BAND

C

TENURE

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	69 C	80 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

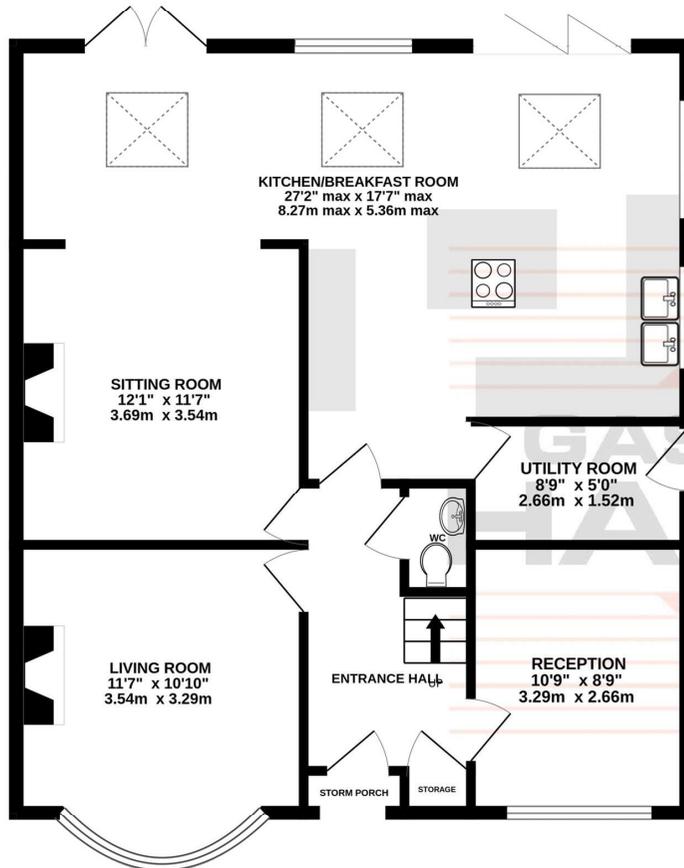
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

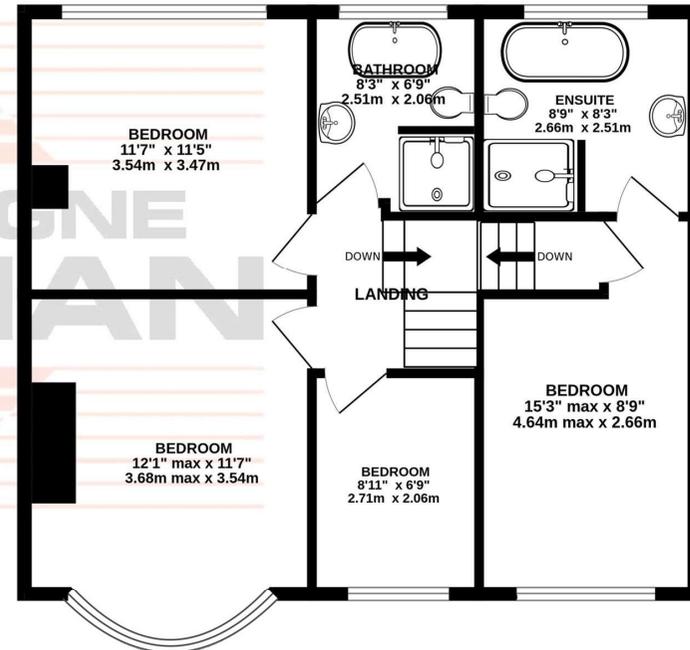
No

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
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.6 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.



THE AREA'S LEADING ESTATE AGENCY

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