



## 34 LANGDALE ROAD | SALE

OFFERS IN THE REGION OF £500,000

\*\*\*NO ONWARD CHAIN\*\*\* A superb detached family home in an ideal location with much further potential by way of extension subject to the relevant permissions being obtained. The accommodation briefly comprises enclosed porch, entrance hall, bay fronted dining room plus sitting room with double doors to the rear gardens, L shaped breakfast kitchen with door to the gardens, three bedrooms and bathroom/WC. To the front of the property the driveway provides off road parking and access to the garage whilst to the rear the gardens incorporate a patio seating area with superb lawns beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: M33 4EN

## DESCRIPTION

A traditional detached family home in an excellent location within easy reach of local shopping facilities on Eastway and Washway Road and with the shopping centre of Sale a little over a 1/2 mile away. Sale also has a Metrolink station providing a commuter service into Manchester and Brooklands Station is also easily accessible.

The accommodation is well maintained throughout but still represents an exciting opportunity to extend and re-model subject to any relevant permissions being obtained. An enclosed porch leads onto a welcoming entrance hall with storage cupboard and providing access to the two reception rooms. Towards the front is a bay fronted dining room whilst to the rear the separate sitting room has double doors leading onto the attractive rear garden. The ground floor accommodation is completed by the L shaped breakfast kitchen fitted with a comprehensive range of white high gloss units and with door to the side.

To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC.

Externally a flagged driveway provides off road parking and benefits from an adjacent lawned garden and there is access to both sides and also to the garage. The garage has double doors to the front plus door to the rear.

Immediately to the rear and accessed via the sitting room and breakfast kitchen is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and fence borders all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

A superb family home in an ideal location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door.

#### ENTRANCE HALL

Glass panelled front door. Radiator. Spindle balustrade staircase to first floor. Plate rail. Understairs storage cupboard. Telephone point.

#### DINING ROOM

**12'8" x 10'11" (3.86m x 3.33m)**

With lead effect PVCu double glazed bay window to the front. Radiator. Plate rail. Opening to:

#### SITTING ROOM

**14'7" x 10'11" (4.45m x 3.33m)**

With a focal point of a living flame gas fire. Plate rail. Radiator. Lead effect PVCu double glazed French doors to the rear garden.

#### BREAKFAST KITCHEN

**16'9" x 13'6" (5.11m x 4.11m)**

Fitted with a comprehensive range of white high gloss wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven plus four ring hob with stainless steel extractor hood and splashback. Space for fridge freezer. Space for dishwasher, dryer and washing machine. Ample space for table and chairs. PVCu double glazed windows to the side and rear. Radiator.



## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.

### BEDROOM 1

**14'6" x 10'11" (4.42m x 3.33m)**

With lead effect PVCu double glazed bay window to the front. Radiator.



### BEDROOM 2

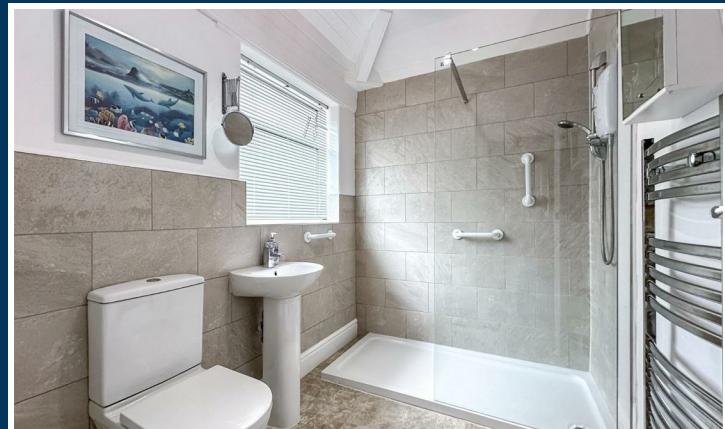
**12'2" x 10'11" (3.71m x 3.33m)**

With lead effect PVCu double glazed window to the rear. Radiator.

### BEDROOM 3

**7'8" x 6'3" (2.34m x 1.91m)**

Lead effect PVCu double glazed window to the front. Radiator.



### BATHROOM

**7'8" x 6'3" (2.34m x 1.91m)**

Fitted with a white suite with chrome fittings comprising walk in shower enclosure, wash hand basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Extractor fan. Airing cupboard housing hot water cylinder. Part tiled walls.

### OUTSIDE

### GARAGE

**15'3" x 10'2" (4.65m x 3.10m)**

With double doors to the front. Door to the rear and window to the side.



To the front of the property the flagged drive provides off road parking and has adjacent lawned garden and access to both sides. To the rear and accessed via the sitting room and breakfast kitchen there is a patio seating area with delightful gardens beyond laid mainly to lawn with well stocked flowerbeds and fence borders. There is an external water feed and the rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

Band "D"

### TENURE

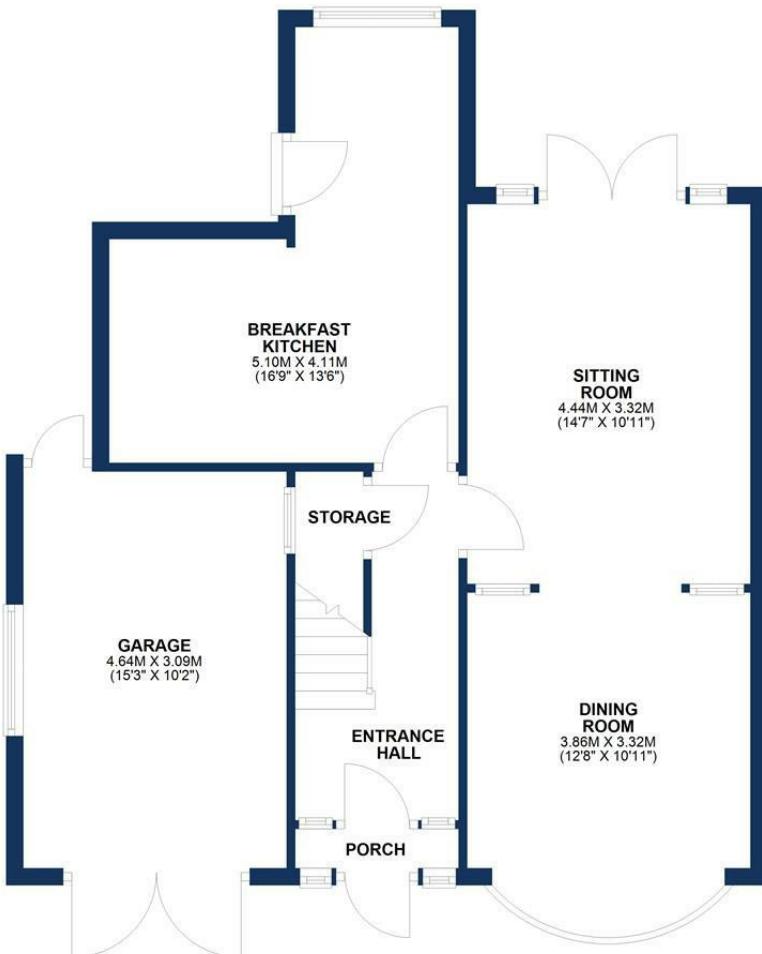
We are informed the property is Freehold. This should be verified by your Solicitor.



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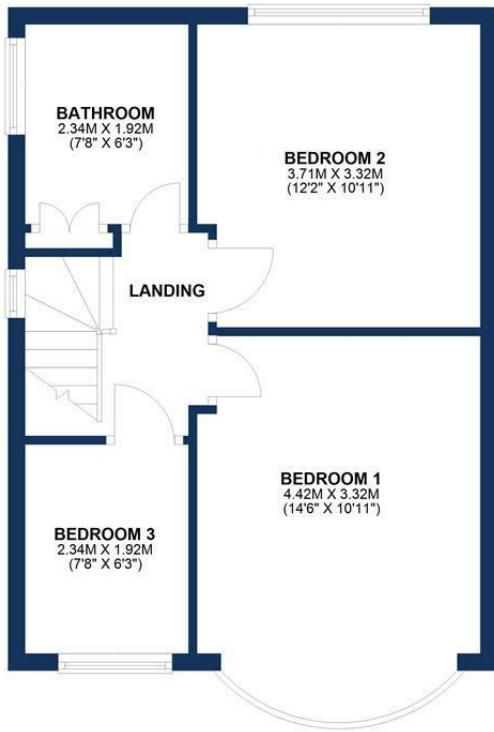
**GROUND FLOOR**  
APPROX. 66.6 SQ. METRES (717.2 SQ. FEET)

APPROX. 66.6 SQ. METRES (717.2 SQ. FEET)



## FIRST FLOOR

APPROX. 39.8 SQ. METRES (427.9 SQ. FEET)



TOTAL AREA: APPROX. 106.4 SQ. METRES (1145.1 SQ. FEET)

Floorplan for illustrative purposes only



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