



64 Carlton Road

Sale

Guide Price £689,950

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Sale

An intelligently extended and stylishly appointed four bedroom bay-fronted period semi, only a short stroll to Sale town centre, in catchment of popular schools including 'Park Road Primary', with three reception rooms, refitted dining kitchen and two modern bathrooms, enjoying a large secluded landscaped garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Generously Extended And Attractive Presented Bay-fronted Period Semi
- With Three Well Sized Reception Rooms
- Contemporary Themed Refitted Dining Kitchen
- Convenient Location Close To Sale Town Centre & Key Transport Links Including Metrolink and Major Motorways
- Boasting Four Well Sized Bedroom Including A Superb Principal Bedroom Suite
- Two Modern Bath/ Shower Rooms & Ground Floor W/C
- Large Landscaped Rear Garden With Generous Stone Patio And Private Aspect
- A Wealth Of Charming Original And Restored Features



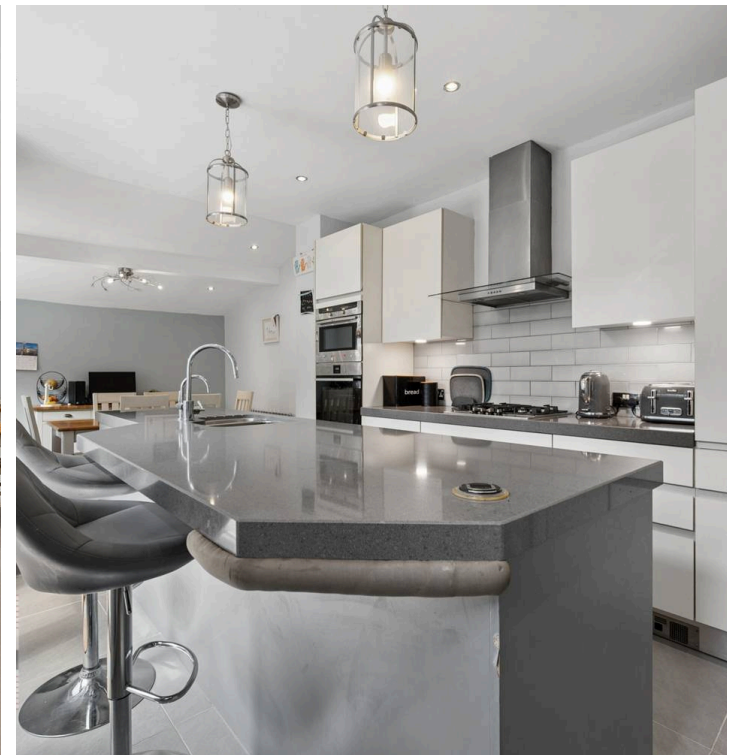
64 Carlton Road

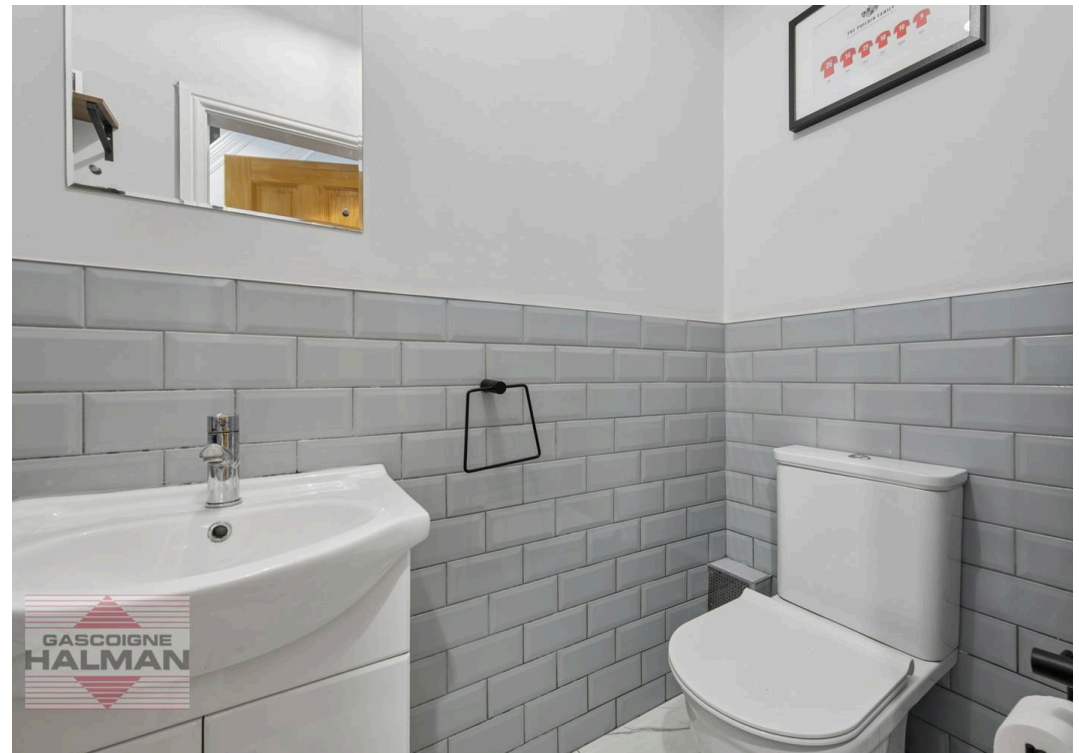
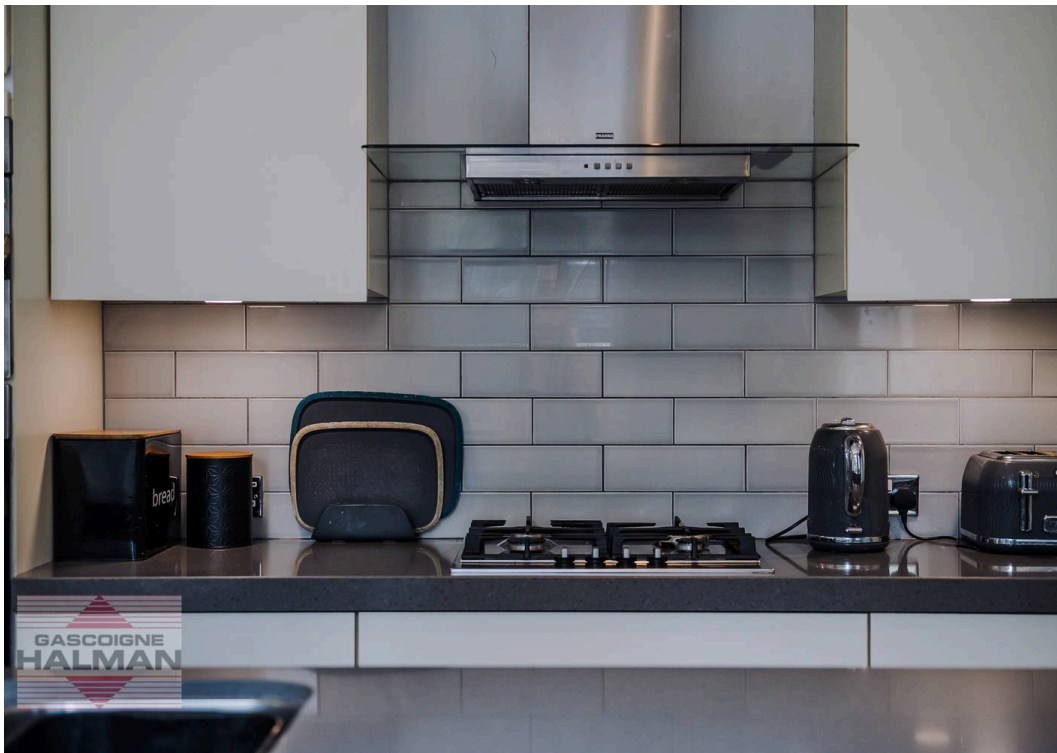
Sale

A meticulously enhanced and generously extended four bedroom period semi-detached home, occupying a sought-after backwater setting close to Sale town centre and in catchment of popular schools including Park Road Primary, with an extensive footprint of circ 1,550 sqft, and enjoying a beautiful landscaped rear garden.

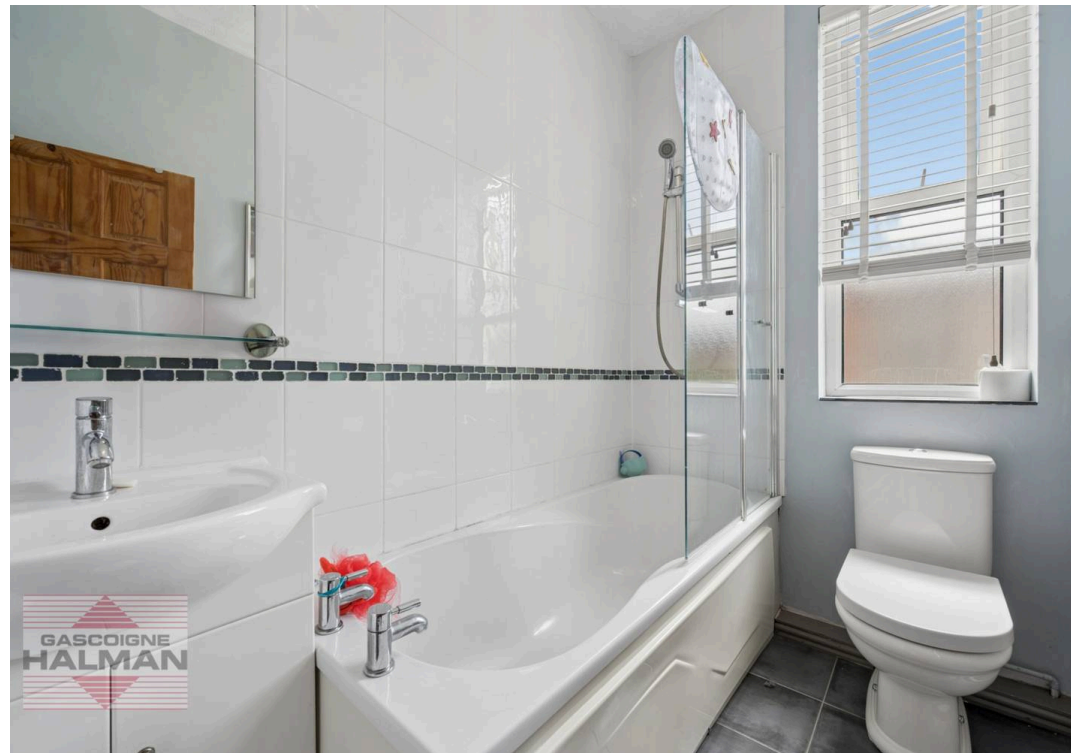
Boasting commanding double fronted traditional deep red brick elevations, and approached via a part-walled generous driveway, the home enjoys real presence with a tone setting wealth of charming character features including beautiful stained glass windows upon approach.

The home begins with a useful entrance porch, opening to a welcoming spacious hallway with striking cornicing and wooden flooring, to the left is a large bay-fronted living room complete with feature fireplace, stained glass window and ornate cornicing, leading onto a versatile third reception room twinning as a snug, home office or play room, with the impressive main reception room ahead of the hall, being spacious in size, rich in features and enjoying a pleasant aspect over the rear garden with french door access. The heart of the home is the renovated and remodelled dining kitchen, which features an attractive contemporary theme with sleek cabinetry, integrated appliances, raised breakfast bar, large dining area and twin doors to the rear garden. There is also a useful ground floor w/c and storage cupboard.









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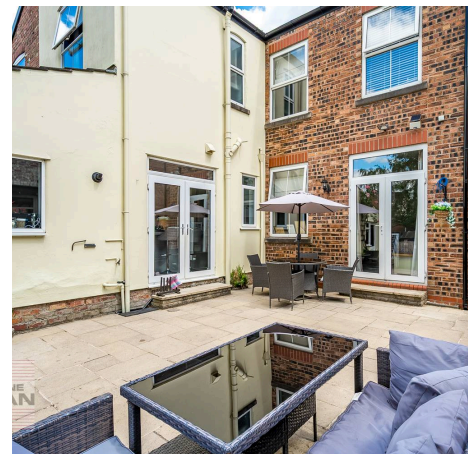
Sale

To the first floor, via the spacious landing, are four generously sized bedrooms, having been intelligently remodelled to create a superb master bedroom with modern refitted ensuite complete with generous storage, whilst there is also refitted modern bathroom.

Throughout the property, a wealth of charming original features has been thoughtfully preserved, blending period charm with modern enhancements. The home's layout is designed to accommodate both family living and entertaining, with well-proportioned rooms that flow effortlessly from one to the next.

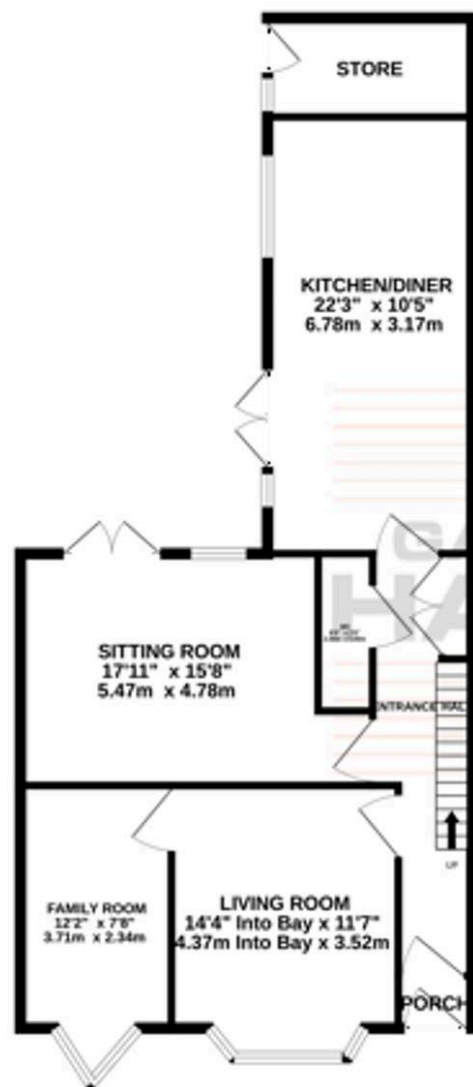
Externally the home enjoys a large tarmac driveway with part-walled aspect, whilst to the rear is a real delight, with a generous landscaped rear garden, mainly laid to lawn, with fenced boundaries, large stone patio, planted borders and a private mature outlook.

Additional features include a useful adjoining outbuilding, perfect for storage or hobbies, while the property's position ensures convenient access to highly regarded local schools including Park Road Primary, key transport links including the Metrolink, and the vibrant amenities of Sale.

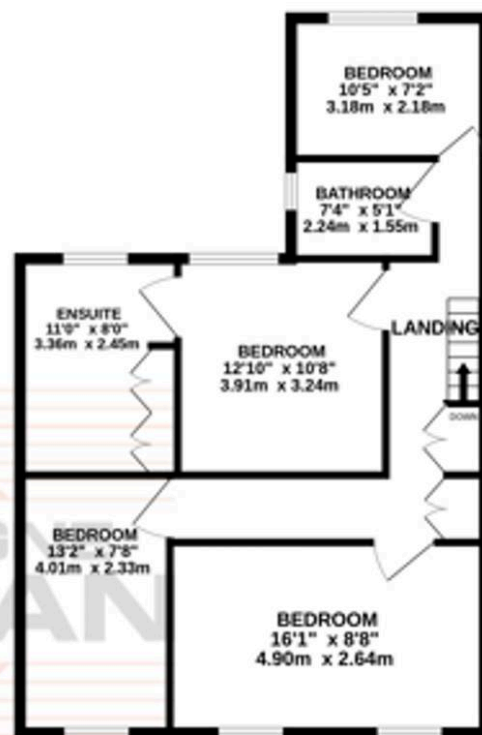




GROUND FLOOR
696 sq ft. (79.5 sq m.) approx.



1ST FLOOR
693 sq ft. (94.5 sq m.) approx.



TOTAL FLOOR AREA: 1551 sq ft. (144.1 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 misstatement. 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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