



**GASCOIGNE
HALMAN**

Taunton Road, Sale
Asking Price £875,000

THE AREA'S LEADING ESTATE AGENCY



A substantial and lovingly maintained detached bungalow, enjoying a backwater position in one of Sale's most prestigious areas, set in a substantial plot with generous rear garden and charming woodland, with two large reception rooms and three bedrooms, offering huge potential to enhance and extend (STP), and within easy reach of Sale, outstanding primary and secondary schools, key transport links and useful amenities.

NO CHAIN

Property details

- A SUBSTANTIAL AND LOVINGLY MAINTAINED DETACHED BUNGALOW
- SET ON THE REVERED 'TAUNTON ROAD', CLOSE TO SALE AND ASHTON-UPON-MERSEY VILLAGE
- ENJOYING A SUBSTANTIAL PLOT WITH ADDITIONAL WOODLAND TO THE REAR
- LARGE OPEN PLAN LIVING/ DINING ROOM
- BENEFITING FROM THREE WELL SIZED DOUBLE BEDROOMS
- INTEGRATED DOUBLE GARAGE AND LARGE DRIVEWAY



About this property

The impressive home is set within an exceptional and substantial plot, with a much favoured quiet setting being within catchment of the finest of Trafford's schools, and within easy reach of Ashton-upon-Mersey village and Sale town centre.

The home begins with a large entrance hall complete with integrated storage, to the right of the hallway is the generous open plan living room with feature fireplace, opening to a large dining room boasting patio doors enjoying unrivalled views over the rear garden and woodland, off the dining room is a large separate fitted kitchen complete with a range base and wall units, and including integrated appliances, whilst also providing access to a separate rear lobby and W/C.

To the left of the hallway, are three well sized double bedrooms, all with fitted wardrobes, and a fitted shower room.

Externally the home occupies an enviably large plot, with a maturely planted rear garden, being mainly laid to lawn, with a substantial stone patio to the rear, mature hedged boundaries, and an idyllic Woodland to the rear, offering a space of impressive tranquility. To the front is a large driveway offering ample off-road parking for multiple vehicles.

The home benefits from a useful integrated double garage, providing generous storage, whilst there is also access to the vast loft area (providing exciting scope for conversion).

The home and extensive plot offers huge potential, and exciting scope for further extension if required (subject to permissions).

The property also benefits from an external backup generator, providing additional power supply when required.













AI Impression Image



AI Impression Image



AI Impression Image



AI Impression Image



DIRECTIONS

M33 5DD

COUNCIL TAX BAND

F

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		76 C
55-68	D	61 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

Cable

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

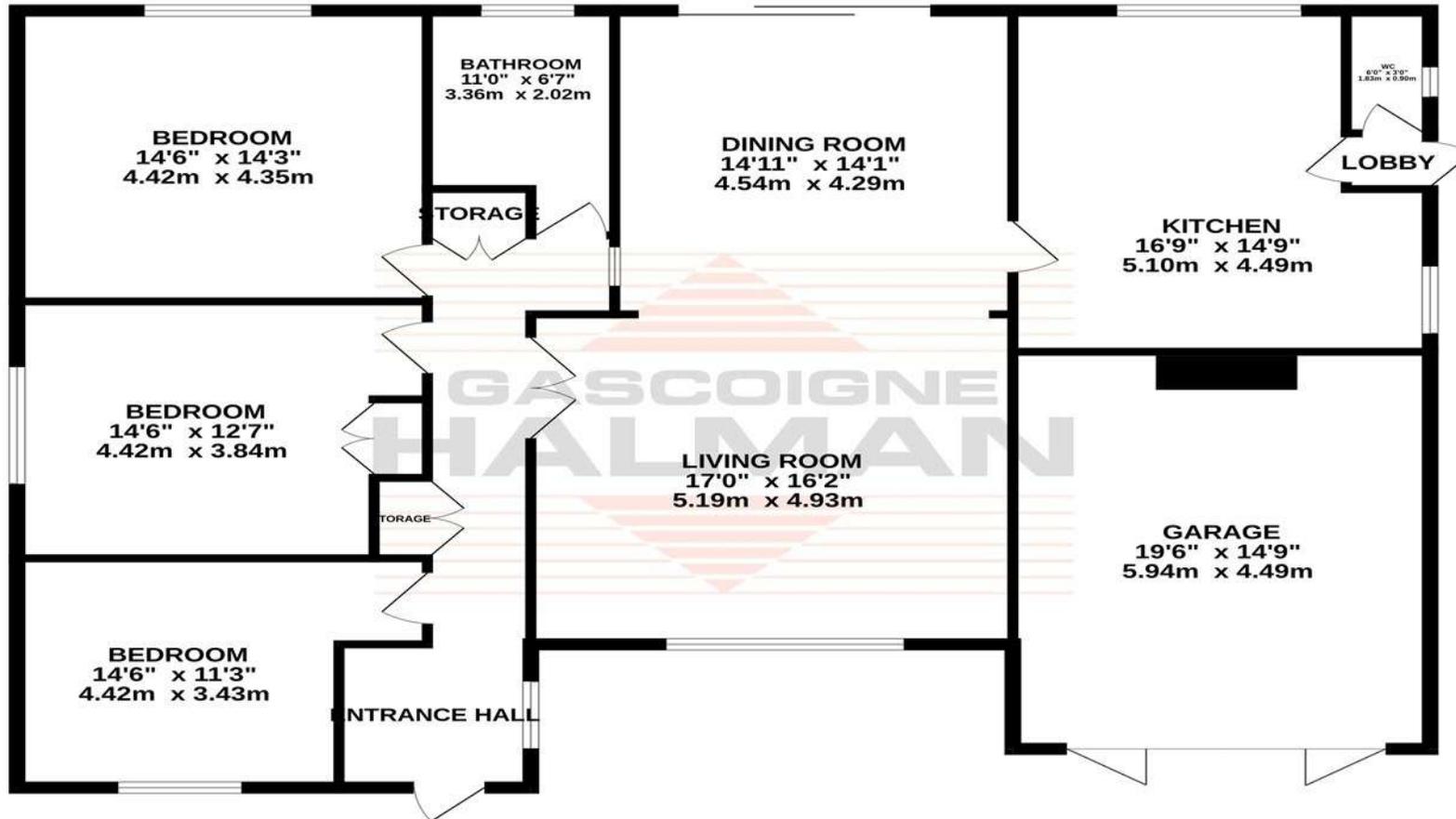
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
1747 sq.ft. (162.3 sq.m.) approx.



TOTAL FLOOR AREA : 1747 sq.ft. (162.3 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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