



**GASCOIGNE  
HALMAN**

Ashton Lane, Sale  
**£875,000**

THE AREA'S LEADING ESTATE AGENCY



Exceptional three bedroom, two bathroom detached bungalow with open-plan living, stylish kitchen, landscaped gardens, patio, utility, garage, and ample parking. Bright, modern, and ideal for families.

## Property details

- Stunning open plan living dining kitchen with island and integrated appliances
- Vaulted ceilings
- Skylights and large windows for abundant natural light
- Bi-fold doors for seamless garden access
- Spacious and well-maintained wrap around garden with landscaped lawn
- Generous patio area with outdoor seating
- Spacious driveway with ample parking
- Integral garage
- Contemporary bathrooms with walk-in shower and bath-tub



## About this property

This exceptional three-bedroom, two-bathroom detached bungalow offers a harmonious blend of modern design and timeless elegance throughout its spacious layout. The heart of the home is a stunning open plan kitchen, living, and dining area, featuring a striking blue kitchen island with integrated appliances, vaulted ceilings, granite countertops, and a farmhouse sink. Skylights and large windows bathe the space in natural light, while bi-folding doors provide seamless access to the rear patio area, perfect for indoor-outdoor living.

The living area is warmed by a cosy wood burning stove set on elegant herringbone wood flooring, complemented by a decorative fireplace and tasteful modern lighting, with the dining area set in a turret style space surrounded by windows, allowing natural light to flood in. Each bedroom is thoughtfully designed, offering built-in wardrobes, plush carpeting, and high ceilings, with large bay windows and neutral decor creating serene and inviting retreats.

The property boasts an array of desirable additional features that elevate its appeal for families and discerning buyers alike. The expansive, landscaped garden is a true highlight, offering a lush green lawn, mature trees, and colourful flower beds - ideal for relaxation, play, or entertaining guests. For gardening enthusiasts, a greenhouse and outdoor storage shed enhance the functionality of the outdoor space, while private high walls and well-tended pathways add tranquillity and seclusion. The spacious patio area is perfect for al fresco dining with friends and family, equipped with stylish outdoor furniture and vibrant potted plants.

Practicality is further enhanced by a modern utility area with ample storage and direct outdoor access plus a W/C and integral garage, prime for conversion into additional living space (STPP). There is also loft access from the inner hall with loft ladders. The property's impressive kerb appeal is underlined by a charming entrance with decorative pillars, period architectural features, and a well-maintained front garden. Ample driveway parking and an attached garage provide added convenience and security. With its combination of sophisticated living spaces, abundant natural light, and exceptional outdoor amenities, this detached house offers a perfect sanctuary for modern family life and stylish entertaining.



# GASCOIGNE HALMAN

















## **DIRECTIONS**

M33 5PA

## **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**

## **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**

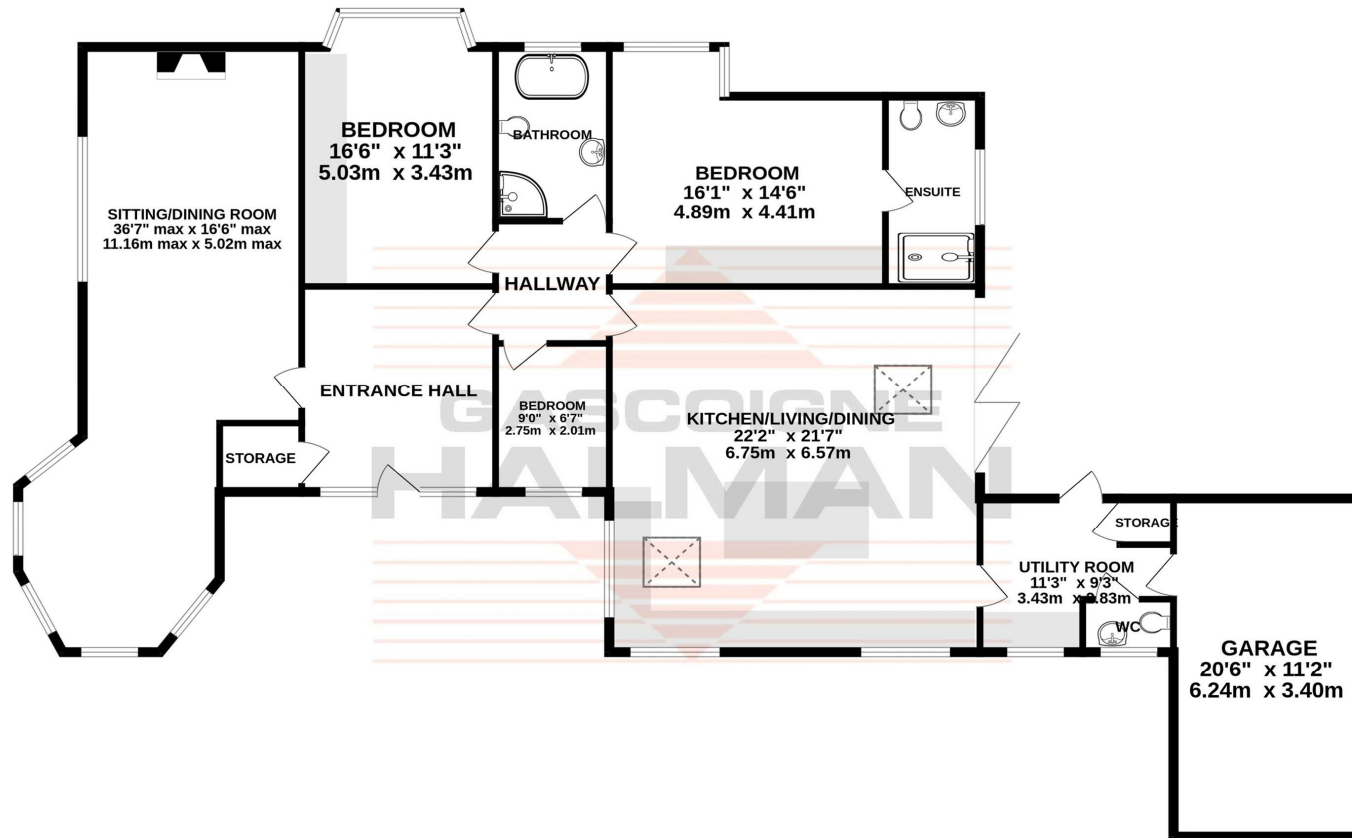
Ask Agent

## **HAS PROPERTY BEEN FLOODED IN 5 YEARS**

No

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## GROUND FLOOR 2017 sq.ft. (187.4 sq.m.) approx.



TOTAL FLOOR AREA : 2017 sq.ft. (187.4 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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