



6 Mornington Road

Sale

£575,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY







6 Mornington Road

Sale

A striking and imposing three-bed period semi-detached home, set in secluded prime location close to Sale, popular schools, and key transport links, with meticulously enhanced accommodation combined with charming original features, with refitted contemporary kitchen, and outstanding private landscaped garden.

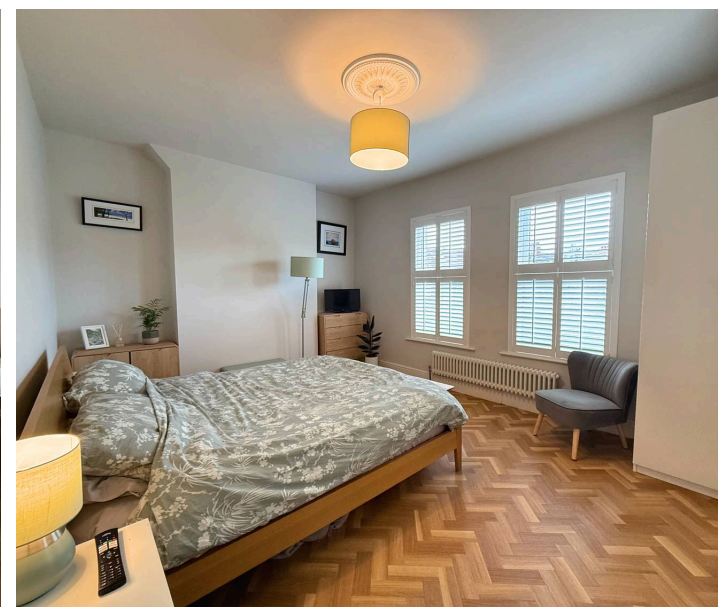
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: TBC

- Beautifully Presented Throughout
- Traditional Three Bedroom Victorian Semi Detached
- Private Rear Garden with Raised Seating Area and Patio Areas
- Unconverted Cellar Chambers
- Within Convenient Reach of Sale Town Centre, Worthington Park and Local Transport Links

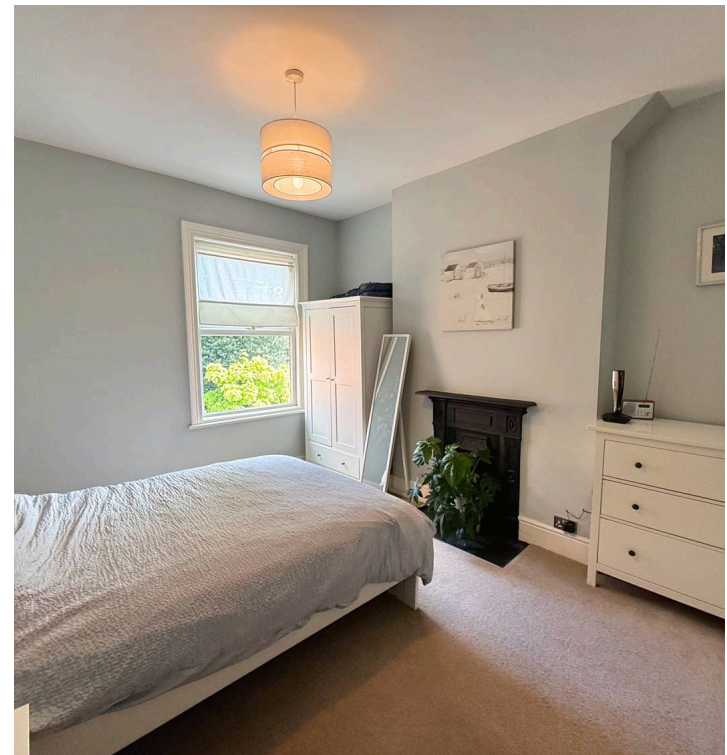


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An imposing and impressive three bedroom bay-fronted semi detached period home, offering a rare opportunity to acquire a generously proportioned, traditional red-brick and stylishly enhanced home set in a prime secluded location close to Sale town centre, popular schools, key transport links and useful amenities.

Meticulously improved throughout, the house seamlessly combines charming period features with a contemporary flair, the inviting entrance hall immediately sets the tone, boasting restored original features and leading to two spacious, open plan reception rooms, each brimming with character with high ceilings, decorative coving, and an elegant bay window highlighting the home's period heritage, while modern finishes add a sense of luxury and comfort including double doors leading to the garden.

The heart of the home is the impressive refitted breakfast-style kitchen, which features superb bi-folding doors, a wealth of contemporary themed base and wall units with breakfast bar, contrasting quartz surfacing, integrated appliances and intelligent floor-to-ceiling window.





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A versatile multi-chamber storage cellar provides excellent storage or the potential for conversion.

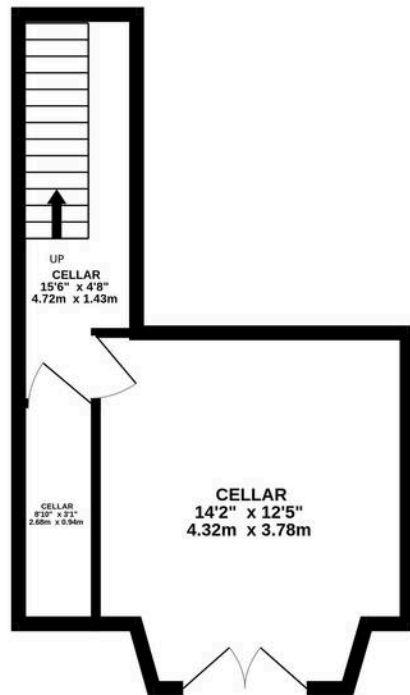
Upstairs, the first floor offers three well-sized bedrooms, each thoughtfully presented, with bedroom one being substantial in size and enjoying stylish herring-bone style flooring, and a striking modern refitted bathroom with attractive tiling, quality fittings and a stylish, contemporary finish.

Throughout the property, a wealth of original and restored features can be found, including period fireplaces, panelled doors, all complemented by tasteful décor.

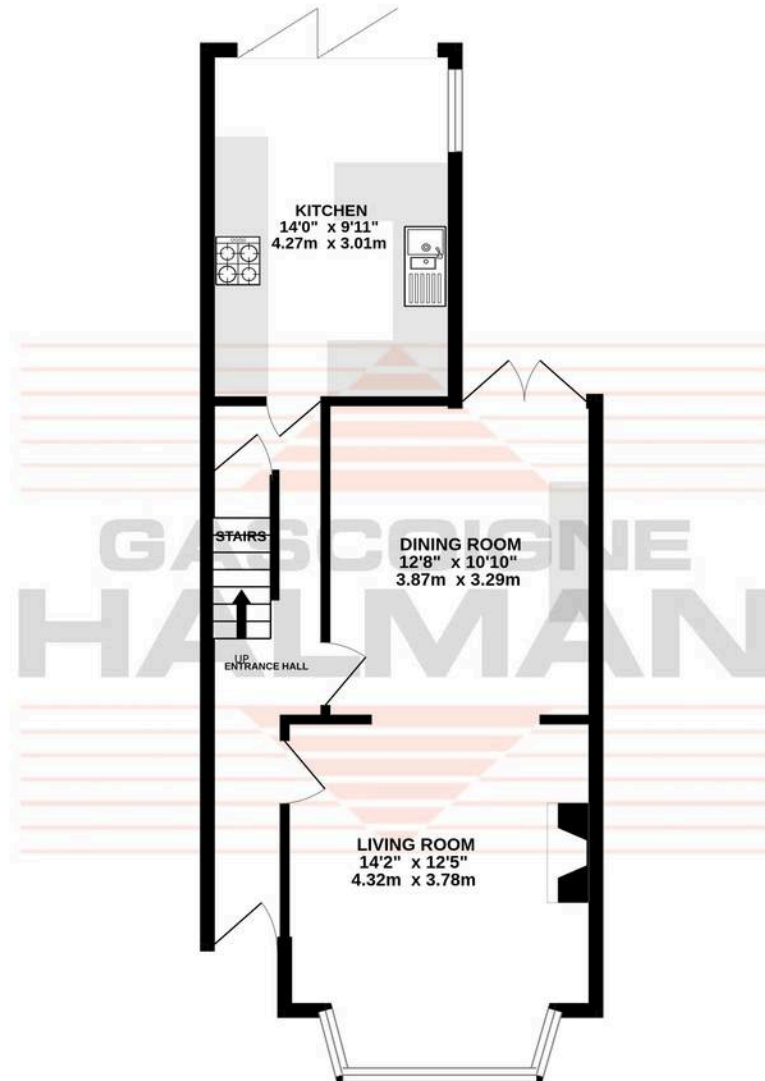
Externally the home enjoys a large stone paved driveway providing parking for multiple vehicles with pleased part walled maturely planted garden, whilst to the rear is an enviable landscaped and largely private rear garden, mainly laid to lawn, with maturely planted borders, fenced boundaries, and a substantial 'L-shaped' stone patio providing an idyllic raised seating area and recessed large patio ideal for alfresco dining.



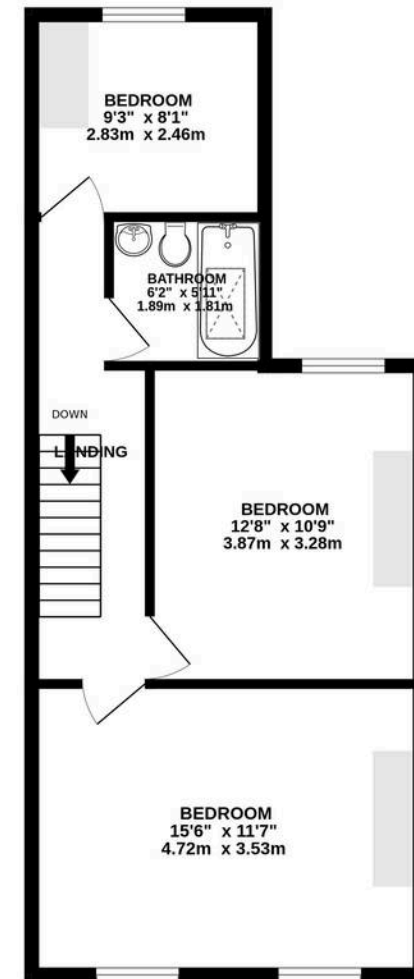
BASEMENT
261 sq.ft. (24.2 sq.m.) approx.



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.6 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.

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