



13 Fownhope Road, Sale

Sale

£750,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



13 Fownhope Road

Sale

An outstanding and intelligently enhanced double fronted detached dormer bungalow, with versatile immaculate accommodation over two floors including open plan living/ dining kitchen, three bedrooms, and two bathroom, with a landscaped spacious garden, and prime location near Sale, popular schools, and key transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

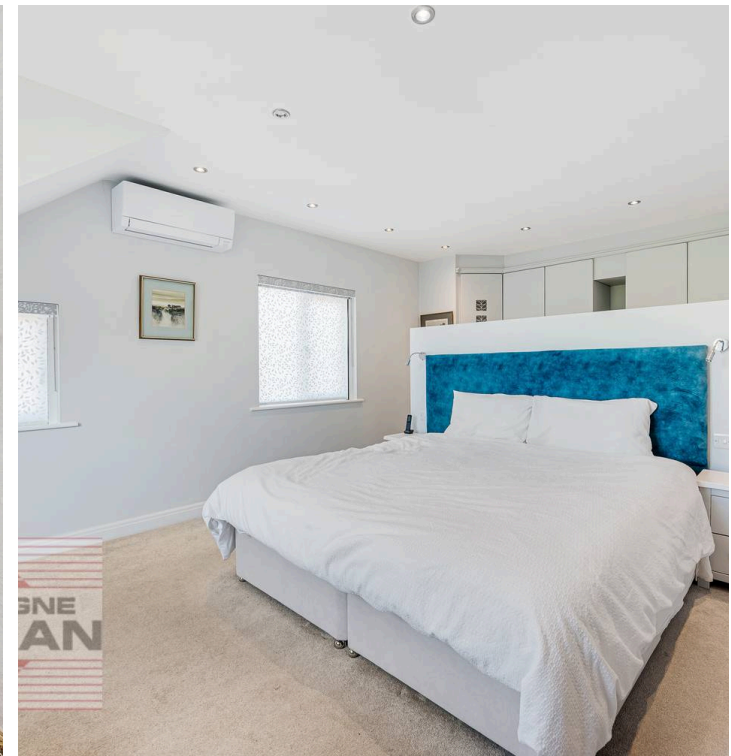
EPC Environmental Impact Rating: D

- An Extensively Enhanced And Intelligently Remodeled Double Fronted Detached Residence
- An Outstanding Open Plan Living/ Dining Kitchen
- With Versatile Accommodation Including Three Bedrooms
- Boasting Two Immaculate Refitted Bath/ Shower Rooms
- Set On A Large Landscaped Plot With Mature Rear Garden
- Useful Garage And Large Utility Room
- Within Easy Reach Of Sale, Popular Schools, and Key Transport Links
- Two Well Sized Reception Rooms



An exceptional, impressively appointed and intelligently extended detached dormer bungalow, set within a substantial, lovingly maintained and enviable plot, offering comprehensively enhanced and extensively improved accommodation throughout.

The property boasts an outstanding and versatile ground floor layout, with the main hub of the home being a stunning open plan living/ dining kitchen area, complete with a generous wealth of attractive refitted base and wall units, with feature island, whilst enjoying a spacious dining area and large living area with bay-window over enjoying an excellent aspect over the garden. This beautifully appointed space is perfect for modern family living and entertaining, offering both style and practicality in equal measure. The ground floor also features two versatile reception rooms or bedrooms (ideal for flexible family arrangements or work-from-home requirements), as well as a useful utility room providing additional storage and laundry space.



Upstairs, the property benefits from two spacious first floor bedrooms, including a superb principal bedroom with ample storage, and a further well-proportioned bedroom, making this home perfectly suited to growing families or those seeking extra space for guests. Two immaculate bath and shower rooms, one on each floor, have been finished to an excellent standard, providing convenience and luxury for the whole household. The property's layout has been carefully considered to maximise natural light and create a sense of openness, while high quality fixtures and fittings are evident throughout.

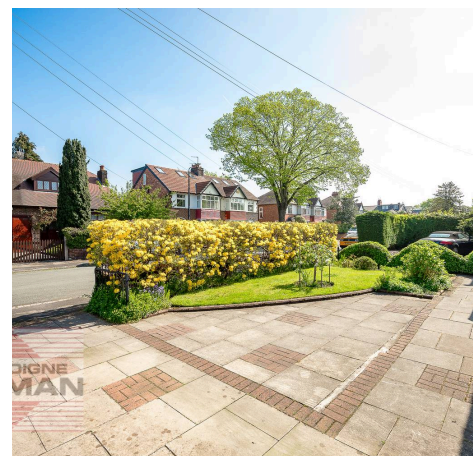




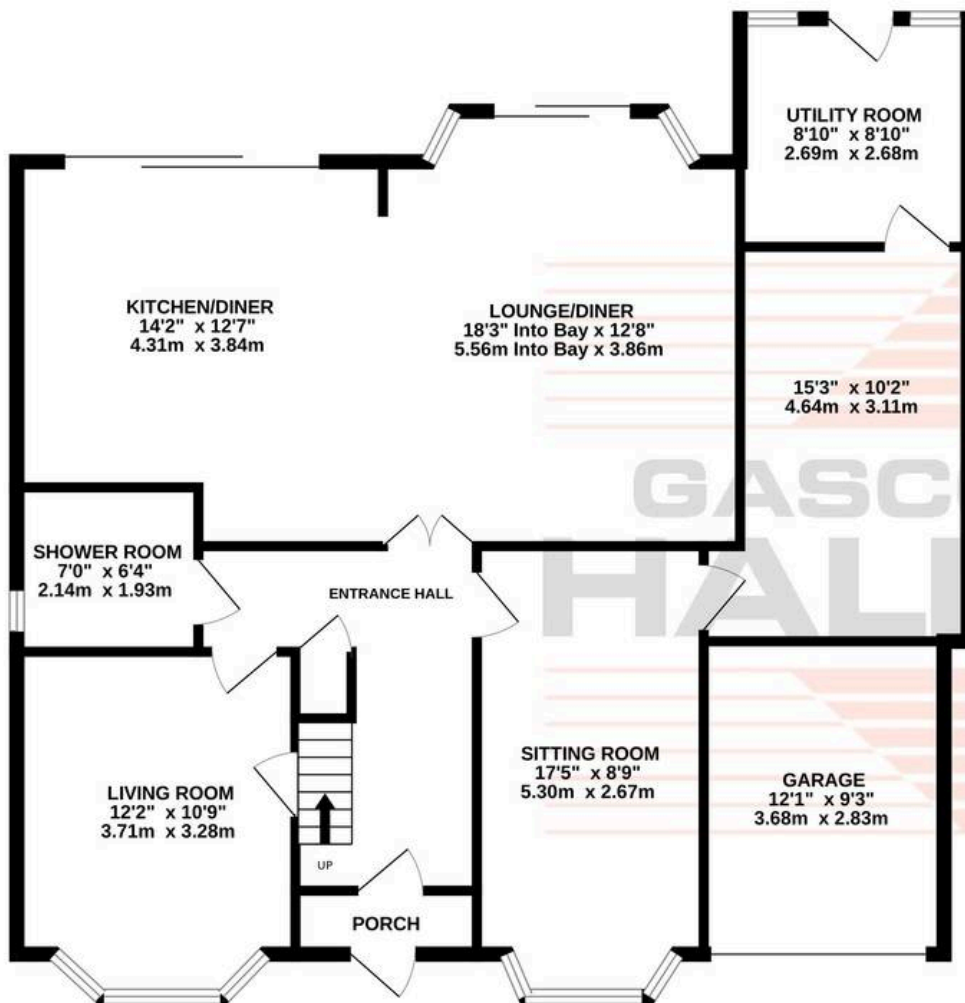
Externally the home enjoys a large landscaped rear garden, mainly laid to lawn, with flagged patio area and walkway, and mature hedged borders, whilst to the front is a part-walled pleasant garden with flagged driveway. There is also a useful adjoining garage.

Ideally positioned close to Sale, residents will enjoy easy access to key transport links, making commuting straightforward, and the area is well served by popular primary and secondary schools.

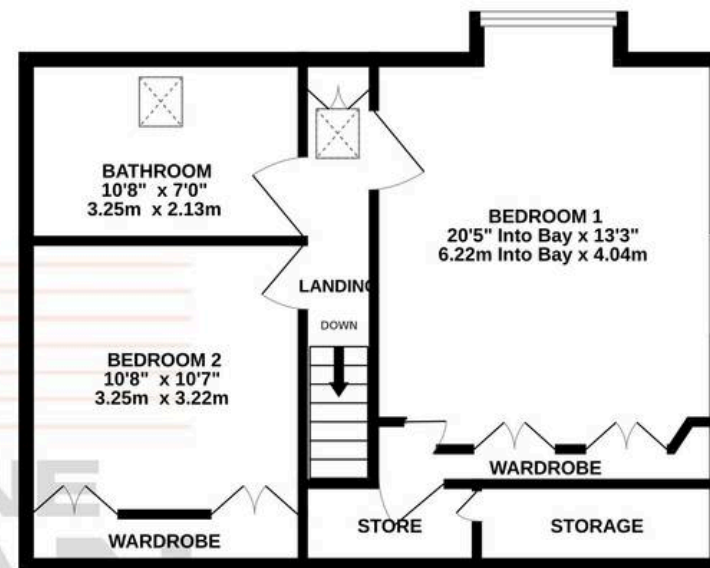
This is a rare opportunity to acquire a thoughtfully updated and impressively spacious home in a sought-after location, offering the perfect blend of contemporary living and practical versatility. Whether you are looking for a comfortable family home, a property with flexible living space, or simply a place finished to a high standard in a prime position, this dormer bungalow is sure to exceed expectations.



GROUND FLOOR
1198 sq.ft. (111.3 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1728 sq.ft. (160.5 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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