



36 Romford Road

Sale

£525,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



36 Romford Road

Sale

An immaculate and comprehensively enhanced bungalow, with stylish contemporary theme, versatile and generous accommodation including large living/ dining room and three double bedrooms, set in a secluded cul-de-sac near to Sale, Ashton-on-Mersey village, and popular schools, occupying a large landscaped corner plot. NO CHAIN.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Comprehensively renovated and extended throughout
- Set within a secluded cul-de-sac location
- Large landscaped rear garden with raised decking area
- Three double bedrooms
- Within convenient reach of Ashton on Mersey Village and local amenities



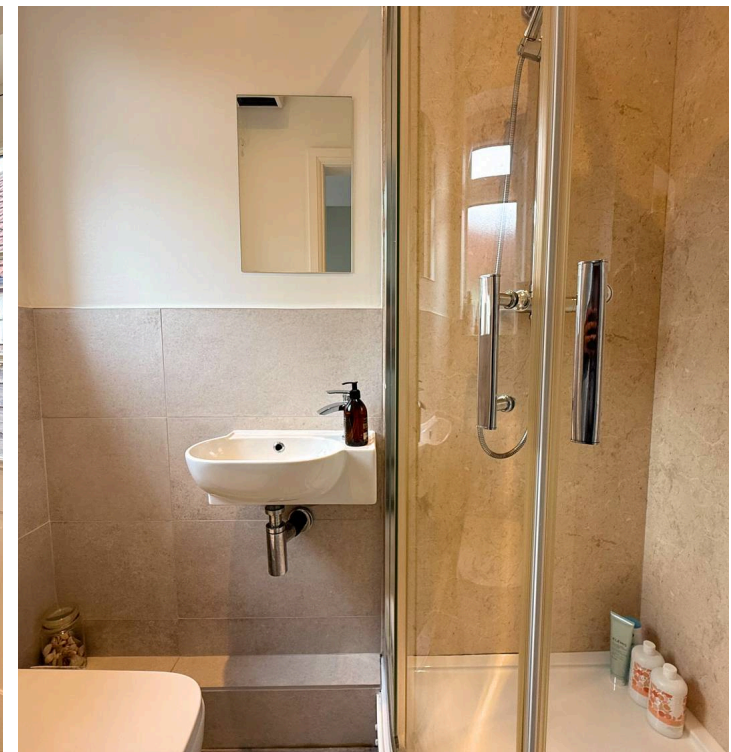
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Having undergone a comprehensive program of renovation, extension and enhancement by the current owners, to offer a truly exceptional and immaculate semi-detached bungalow, with extensive and versatile accommodation with a stylish contemporary theme throughout, whilst being set within a secluded cul-de-sac setting close to Sale, Ashton-on-Mersey village, popular schools, key transport links, and useful amenities.

The tone is set upon approach, with a generous landscaped front aspect with large sweeping driveway and maturely planted borders.

The intelligently remodeled home begins with a welcoming entrance hall with stylish LVT flooring, with a versatile ground floor layout including a large living/ dining room measuring over 22 ft in length with attractive herringbone design flooring, feature fireplace and double doors to the rear garden, whilst to the left of hall is the extended and refitted quality breakfast-style kitchen with two tone design including attractive Oak work surfaces and integrated appliances.







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To the right of the hall are two versatile double bedrooms, with bedroom two being bay-fronted, and each room twinning as potential reception rooms/ home offices. Off the hall is also a modern fitted shower room.

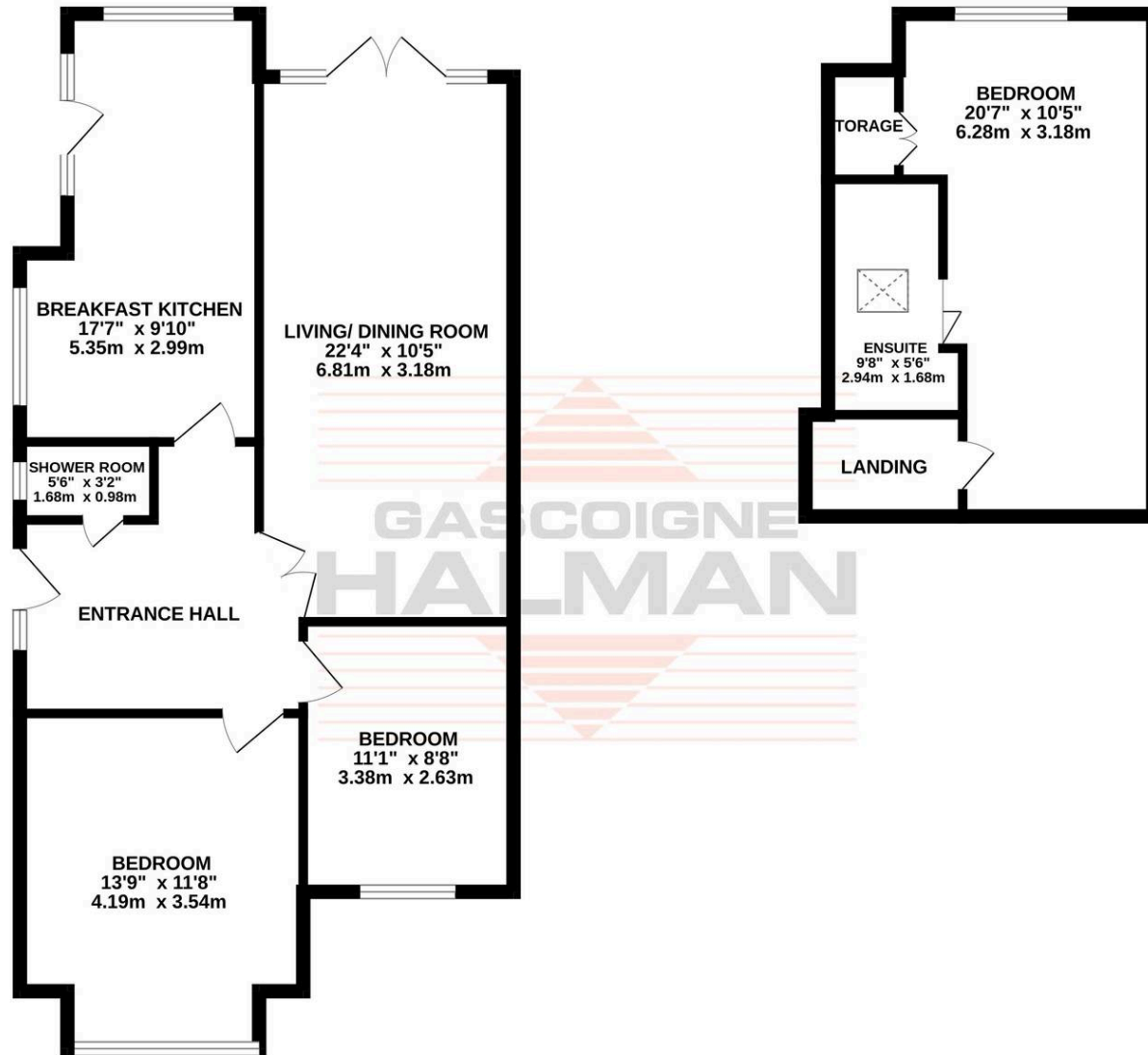
The newly created first floor with dormer extension provides a dedicated principal bedroom suite, being generous in size, enjoying pleasant views to the rear, and with an attractive ensuite bathroom with double shower, spa bath and stylish tiling.

The bungalow enjoys a large landscaped corner plot with a superb secluded rear garden with raised decking and idyllic tree-lined outlook over local fields.



GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.

1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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