



8 Old Hall Road, Sale

Sale

£375,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Sale

Beautifully presented period semi with bay window, two double bedrooms, modern kitchen and bathroom, stunning garden, off-road parking. Walk to Sale Moor Village, Metrolink, shops, cafés, and schools.

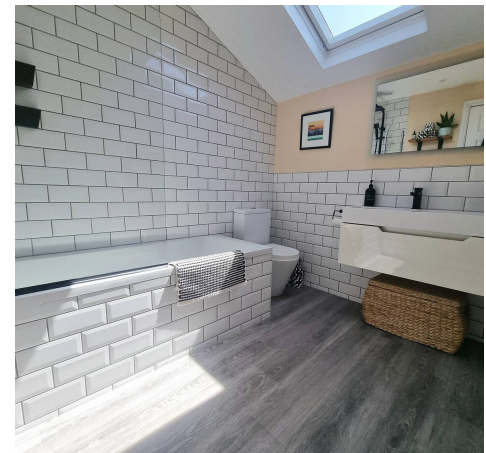
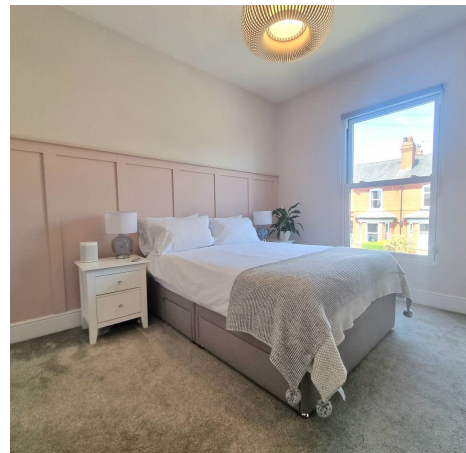
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Stunning Period Bay Fronted Semi Detached Property
- Contemporary Three Piece Family Bathroom
- Walking Distance To Sale Moor Village & Local Metrolink
- Two Large Double Bedrooms with Fitted Wardrobes
- Shared Driveway to Side of Property
- Stunning Rear Garden & Patio Area



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This beautifully presented period bay fronted semi detached property offers a harmonious blend of classic charm and contemporary comfort, ideally positioned within walking distance to Sale Moor Village and the local Metrolink. The property begins with an inviting tiled hallway that sets the tone for the spacious and light-filled interiors throughout. The generous living room, enhanced by a striking bay window, creates a bright and airy atmosphere, perfect for relaxing or entertaining guests. The adjoining dining area provides ample space for family meals or social gatherings, seamlessly connected to a thoughtfully designed kitchen that features modern cabinetry, integrated appliances, and sleek work surfaces. A downstairs WC completes the accommodation. Upstairs, the property boasts two large double bedrooms. The contemporary three piece family bathroom is finished to a high standard, featuring stylish tiling, a full-sized bath with shower over, a chic wash basin, and a low-level WC, all complemented by elegant fixtures and fittings. To the rear is the stunning garden, mainly laid to lawn with beautiful rear decking space and large garden shed, Whilst also benefiting from flagged patio area perfect for outdoor entertaining. Additional practical benefits include a shared driveway to the side of the property, ensuring convenient off-road parking for residents and also boasting an Electric Car charging point and useful loft storage. Throughout the home, original period features such as high ceilings and decorative mouldings are thoughtfully preserved, adding character and warmth, while neutral décor and quality flooring create a versatile backdrop ready for personal touches. The property's layout is designed for flexibility, accommodating a range of lifestyles from professional couples to growing families.



GROUND FLOOR
474 sq ft. (44.1 sq m.) approx.



1ST FLOOR
261 sq ft. (24.5 sq m.) approx.



TOTAL FLOOR AREA: 835 sq ft. (77.6 sq m.) approx.

While 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 misstatement. 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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