



14 Leith Road

Sale

£635,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Sale

A substantially extended and lovingly maintained bay-fronted period semi-detached, with three spacious reception rooms, a newly remodelled dining kitchen, four spacious bedrooms, set on a secluded landscaped corner plot with detached outbuilding/ home office, within easy reach of Sale, Sale Moor, key transport links including two metrolinks, and in catchment of sought-after schools.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Situated on a Generous Corner Plot
- Recently Extended with a Refitted Kitchen Diner
- Boasting Four Spacious Bedrooms Plus Ground Floor Annexe-Style Suite
- Enjoying Three Versatile Reception Rooms
- Impressively Enhanced And Lovingly Maintained Throughout
- Impressive Detached Outbuilding Ideal For Home Office
- An Attractive And Generously Extended Bay-Fronted Semi-Detached
- Set Within Easy Reach Of Sale, Sale Moor, Key Transport Links and Popular Schools

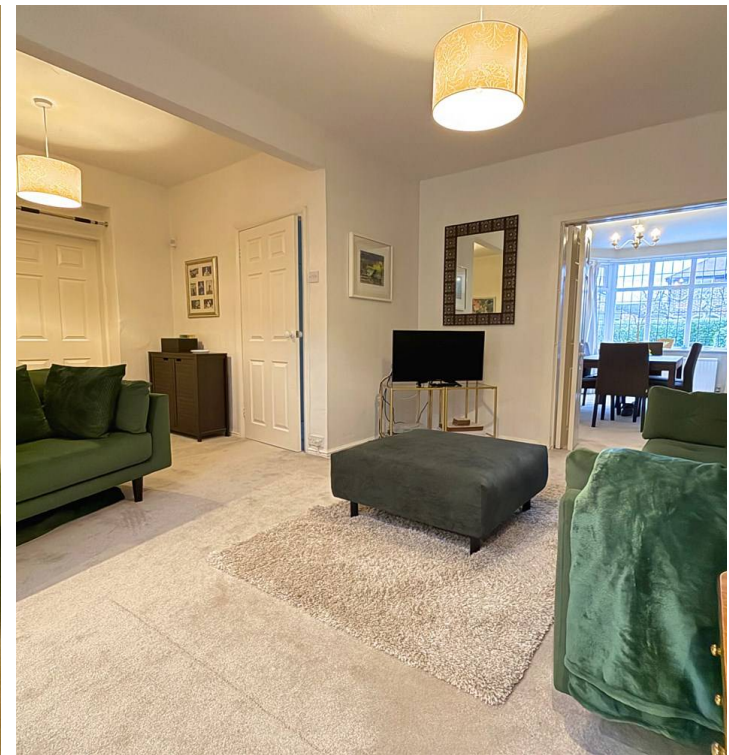
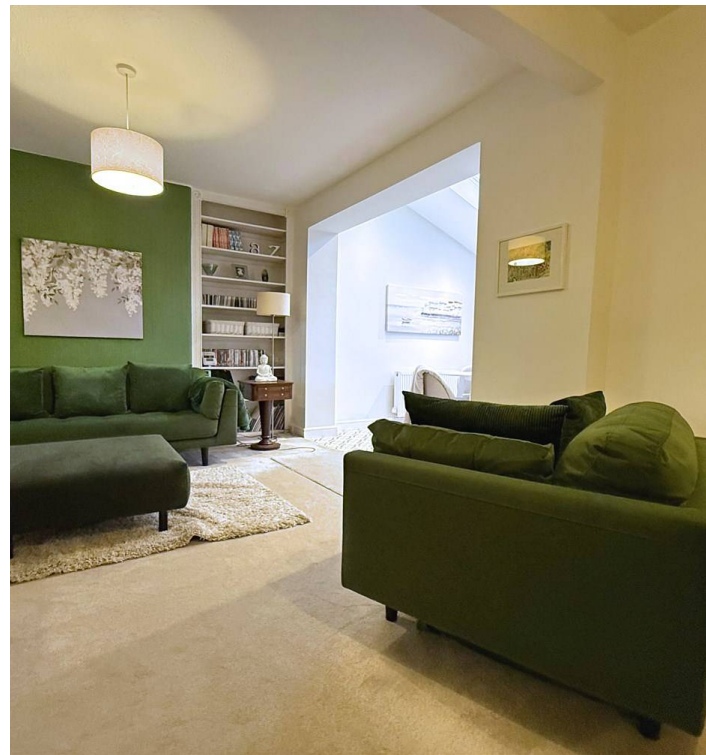


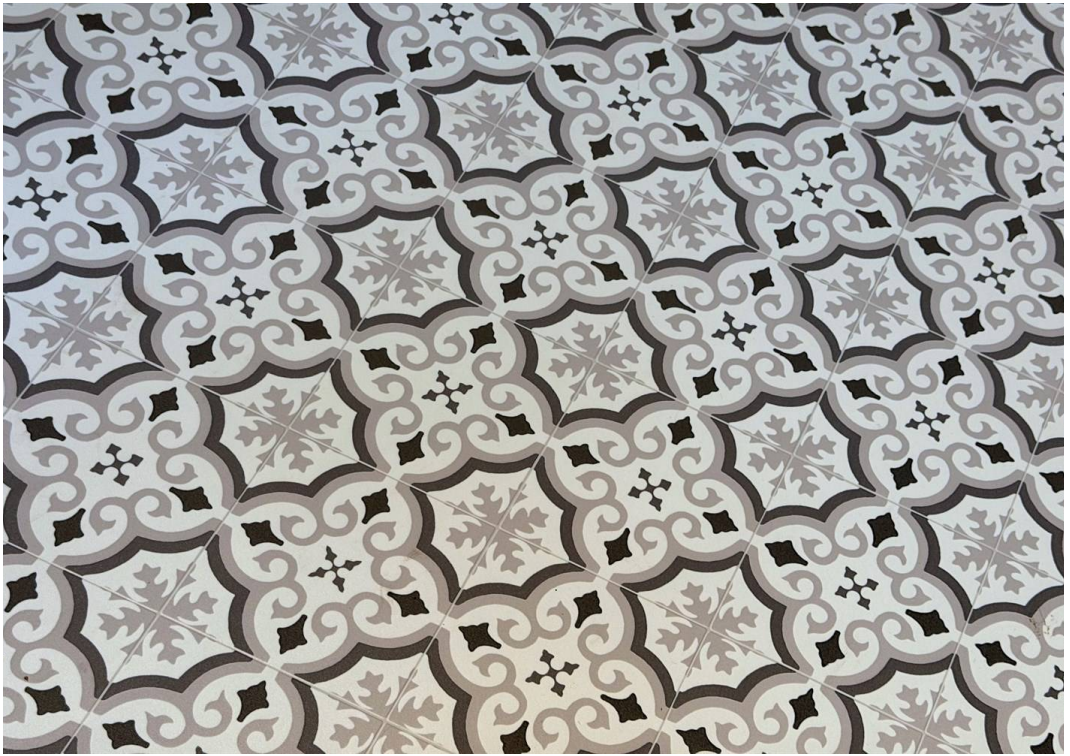
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Set on an enviably large landscaped corner plot, an impressively enhanced and generously extended bay-fronted semi-detached residence, providing a charming combination of period detailing with contemporary upgraded living, catering for the modern day working from home requirement in abundance, the handsome home offers a hugely impressive and versatile wealth of accommodation ideal for modern family living.

Upon approach the tone is set with handsome traditional bay-fronted brick elevations and attractive leaded windows, beginning with a useful porch opening to a welcoming entrance hall, to the left is a pleasant bay-fronted dining room complete with feature fireplace and inbuilt alcove storage, concertina doors open to an open plan living room again with fitted alcove storage, with the main hub of the home directly ahead; the newly extended, remodelled and refitted dining kitchen, complete with vaulted ceiling, an attractive light two tone range of base and wall units, and enjoying twin doors to the rear garden. There is also a third reception room located off the hallway twinning as a home office or ground floor bedroom, and benefits from an ensuite shower room with jack and jill dual access.





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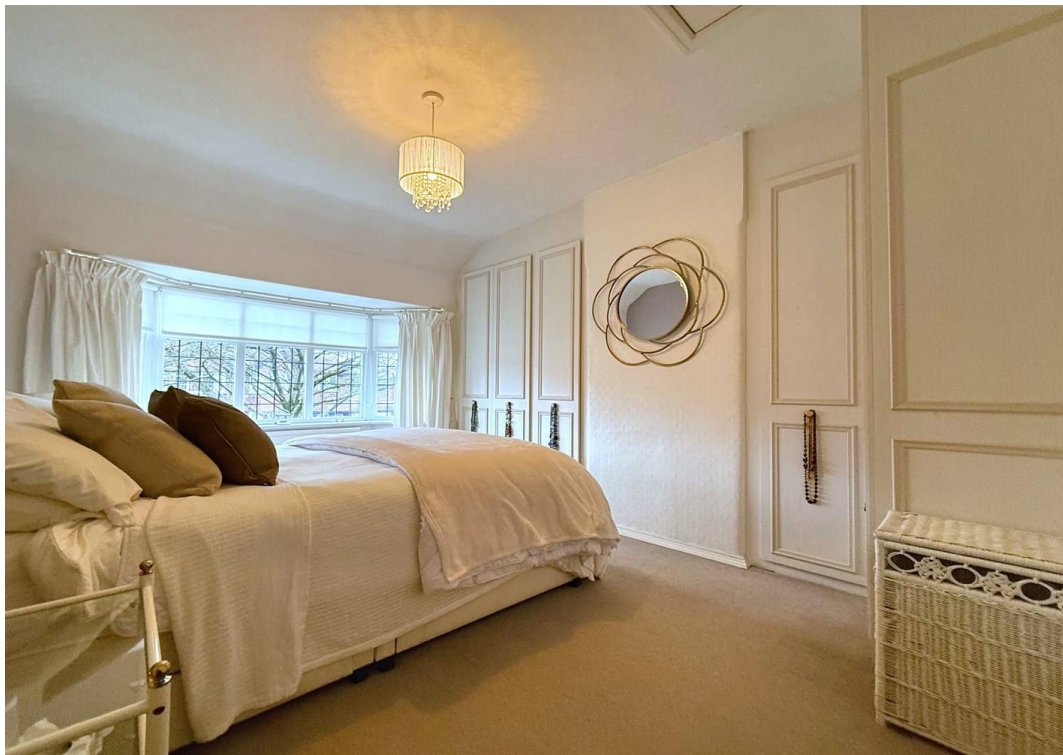
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To the first floor, via the spacious landing, are four well sized bedrooms, with bedroom one boasting fitted wardrobes and bay-fronted, and a modern refitted bathroom.

Externally the home enjoys a large corner plot, with a secluded landscaped rear garden with stone patio, mainly being laid to lawn, with hedged boundaries and gated access onto Leith Avenue, and enjoying a newly building detached outbuilding, with electricity and internet access, providing a multitude of uses including a home office, studio, playroom or gym, whilst there is also a driveway to the front with hedge boundary.

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

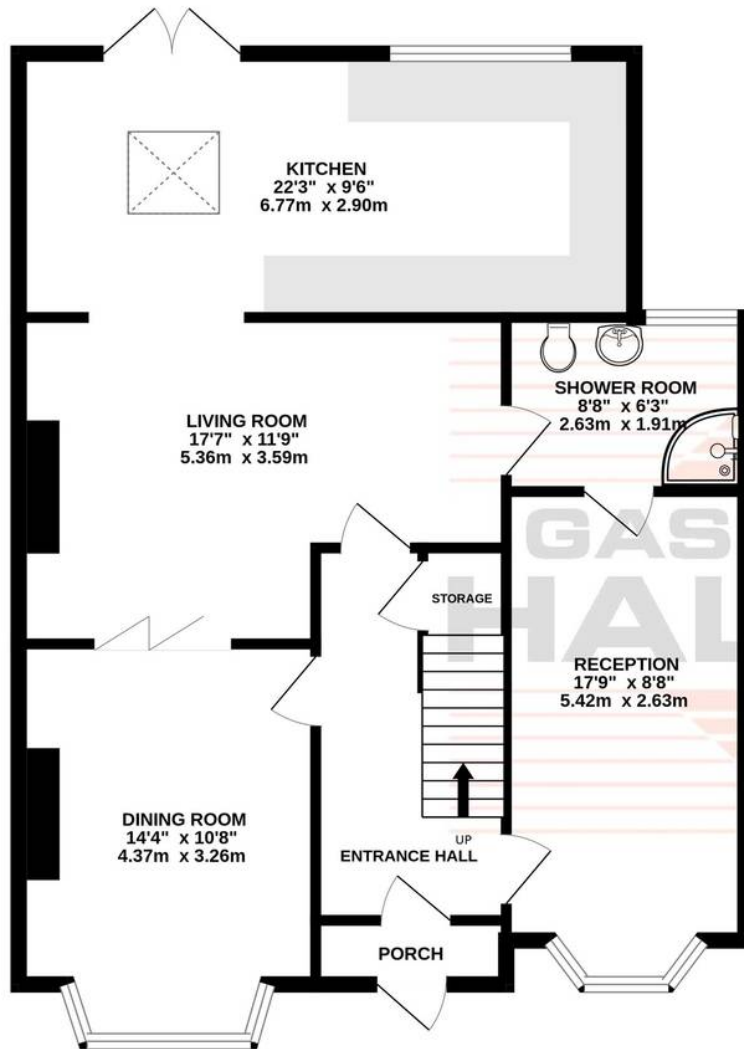




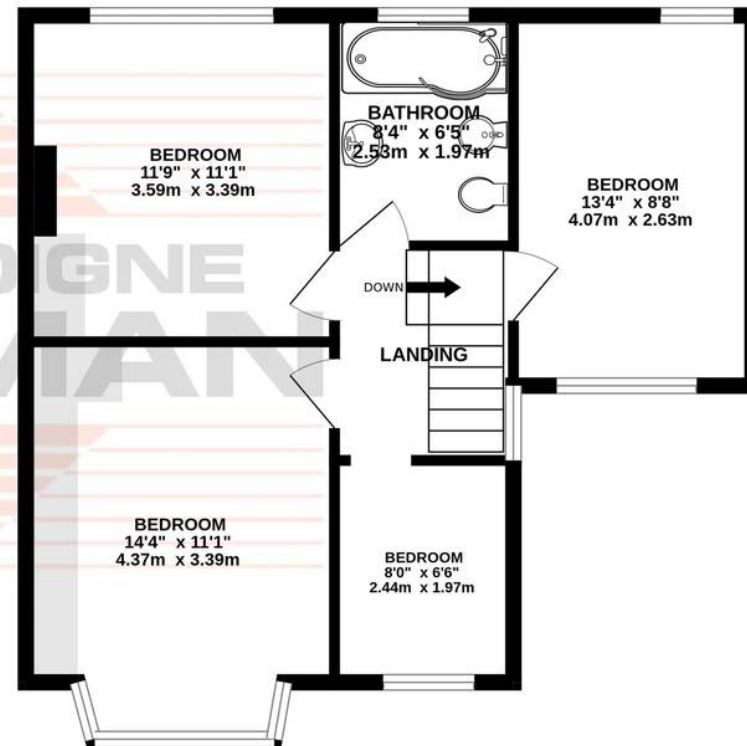




GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.7 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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