



/ 33 HOPE ROAD / SALE

£475,000

A superbly presented bay fronted Victorian end terraced house in close proximity to Sale Town Centre. The generously proportioned accommodation briefly comprises attractive entrance hall, sitting room, spacious dining room opening onto a new Shaker style fitted kitchen with French windows to the garden. Recently converted basement with bedroom 4/cinema room, en-suite shower room/WC and utilities cupboard. Three excellent bedrooms to the first floor and a well appointed family bathroom/WC. Gas central heating and PVCu double glazed sash windows throughout. Viewing is highly recommended.

## DIRECTIONS

Travelling from our Timperley office proceed along Stockport Road towards Brooklands roundabout. At the roundabout take the first exit into Brooklands Road. At the junction with Marsland Road go straight on through the lights into Hope

## DESCRIPTION

A Superbly Presented Victorian End Terraced House In A Highly Sought After Location

## DESCRIPTION

Built in the latter part of the Victorian era this spacious end terraced house forms part of a highly favoured locality ideally placed on the edge of Sale Town Centre and only a short walk to Sale Metrolink tram station. The property is also well placed for access to the surrounding network of motorways and Manchester Airport and lies within the catchment area of highly regarded secondary and primary schools.

Typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within and much of the original character remains.

Approached beyond a gravelled driveway, recessed porch and attractive entrance hall the accommodation is superbly presented throughout. To the front there is an elegant sitting room featuring a sash bay window to the front whilst to the rear a spacious dining room opens onto a newly fitted kitchen with Shaker style units and polished granite surfaces. The basement benefits from a quality recent conversion (fully tanked) and incorporates a fourth bedroom or cinema room with en suite shower room/WC. The basement also has the additional benefit of a utilities cupboard.

At first floor level there are three excellent bedrooms and the family bathroom.

Externally the rear garden is accessed from the kitchen via double glazed French windows. The views over the Church grounds to the rear certainly are a rare feature.

Gas fired central heating has been installed together with recently installed PVCu double glazed sash windows throughout.

Viewing is essential.

## GROUND FLOOR

### RECESSED PORCH

Original opaque glazed/panelled hardwood front door and transom light. External light point.

### ENTRANCE HALL

Oak flooring. Radiator.

### SITTING ROOM

14'7" x 13'8"

PVCu double glazed sash bay window to the front. Double glazed sash window to the side elevation. Cornice. Decorative ceiling rose. Picture rail. Oak flooring. Contemporary radiator.

### DINING ROOM

14'7" x 13'3"

Double glazed sash window to the side elevation. Oak flooring. Radiator. Access to basement. Wide opening to the:



## KITCHEN

12'10" x 7'9"

Fitted with a range of Shaker style wall and base units beneath polished granite work surfaces/up-stands and semi recessed sink with mixer Quooker tap. Inset four point induction cooking hob with stainless steel extractor/light above. Integrated fridge, freezer and dishwasher. Built-in electric oven with microwave above. Concealed combi-boiler. PVCu double glazed French windows to the side open onto the garden. Parquet style wood flooring. Recessed low voltage lighting. Radiator.

## LOWER GROUND FLOOR

### BEDROOM FOUR / CINEMA ROOM

14'8" x 13'8"

With fitted/panelled storage cupboards. Provision for a wall mounted flat screen television. Fully tanked. Recessed LED lighting. Radiator. Access to:

### EN SUITE SHOWER ROOM / WC

7'8" x 4'0"

Partially tiled and fitted with a white vanity wash basin with mixer tap and low level WC with concealed cistern. Shower enclosure with thermostatic shower. Recessed LED lighting. Extractor fan. Tiled floor. Chrome heated towel rail.

### UTILITIES CUPBOARD

Recess and plumbing for an automatic washing machine and dryer.

## FIRST FLOOR

### LANDING

A larger than average landing with spindle balustrade and Velux roof light providing excellent natural light.

### BEDROOM ONE

14'7" x 12'1"

PVCu double glazed sash window to the front and side. Alcove storage cupboard. Cornice. Radiator.

### BEDROOM TWO

10'6" x 9'5"

PVCu double glazed sash window to the side. Storage cupboard. Radiator.

### BEDROOM THREE

11'6" x 8'0"

PVCu double glazed sash window to the side. Radiator.

### FAMILY BATHROOM / WC

9'5" x 6'8"

Fitted with a white/chrome suite comprising bath with rain shower above, pedestal wash hand basin with mixer tap and low level WC set within part tiled surrounds. Opaque PVCu double glazed sash window to the side. Vinyl flooring. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

## OUTSIDE

A delightful area with artificial grass and a superb decked seating area. To the front is a gravelled driveway with parking for up to two cars.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession on completion.

## TENURE

We are informed the property is Freehold. This should be verified by your solicitor.

## COUNCIL TAX

Trafford Borough Council Tax Band \_\_\_.

## NOTE

No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co. has any authority to make or give any representations or warranty whatsoever in relation to this property.

**GROUND FLOOR**  
APPROX. 50.6 SQ. METRES (544.2 SQ. FEET)

**FIRST FLOOR**  
APPROX. 49.1 SQ. METRES (528.0 SQ. FEET)

**BASEMENT**  
APPROX. 25.3 SQ. METRES (272.8 SQ. FEET)



TOTAL AREA: APPROX. 125.0 SQ. METRES (1345.0 SQ. FEET)  
Floorplans For Illustrative Purposes Only



**HALE BARN S**  
292 HALE ROAD, HALE BARN S  
CHESHIRE, WA15 8SP

**T:** 0161 980 8011  
**E:** HALEBARN S@IANMACKLIN.COM

**HALE**  
OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

**T:** 0161 928 9510  
**E:** HALE@IANMACKLIN.COM

**TIMPERLEY**  
385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

**T:** 0161 904 0654  
**E:** TIMPERLEY@IANMACKLIN.COM