



# 2 Raglan Road, Sale, M33 4AQ

A truly one-off property of character boasting a great size plot with stunning gardens. This five bedroom detached residence, built in the 1930s sits within close proximity to Sale and Altrincham, with access to motorway networks and in catchment for outstanding schools such as Ashton on Mersey High School.

Elegant and immaculate throughout, this accommodation comprises: entrance hallway, lounge with gas fireplace, open to formal dining room, kitchen/diner, further reception room, garden room, rear porch and downstairs WC. To the first floor you will find five bedrooms and a family bathroom and separate WC.

Externally, the property boasts landscaped gardens to three sides, an abundance of mature trees and hedges create a lovely private setting. To the rear of the property is a large, well kept garden with a substantial lawn area surrounded by borders stocked with shrubs and plants. A large patio area provides a space for outdoor dining during the summer months with a south-facing garden. The detached garage with further parking in front is accessed from Sale Heys Road. Don't miss out on this truly wonderful property!! EPC Rating . Council Tax Band E.

## £900,000 Offers Over

### Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

#### Entrance Hall

6'6" x 14'5"

Welcoming entrance hall, carpeted flooring, ceiling light point and radiator.

#### Lounge

14'2" x 13'5"

Reception room with windows to front and side aspect. Hard wood flooring, ceiling and wall light points and radiator. Gas fire place.

#### Dining Room

13'5" x 10'8"

Double doors open to lounge. Hard wood flooring, ceiling and wall light points and radiator.

#### Garden Room

14'5" x 15'3" (widest points)

two radiators

#### Breakfast Kitchen

15'7" x 13'11"

Fitted kitchen with good range of wall and base units, integrated appliances include 4 ring gas hob, extractor hood, eye level microwave and oven.

#### Playroom/Office

8'1" x 14'9"

Useful additional ground floor room with fitted storage units housing the gas boiler (installed in 2014 and serviced annually).

#### WC

4'7" x 3'3"

Downstairs WC with hand wash basin.

#### Rear Porch

8'6" x 2'8"

Offering access to the garden. Space and plumbing for washing machine.

#### First Floor Landing

The loft flooring is boarded and carpeted with two glazed roof windows and insulation. Accessed via loft hatch allowing natural light through to the landing area.

#### Master Bedroom

13'5" x 10'8" (inc bay)

Spacious double bedroom with bay windows to rear and side aspect. Carpeted flooring ceiling light point and radiator. Benefitting from fitted wardrobes.

### Bedroom Two

13'9" x 11'9" (inc bay)

Spacious double bedroom with bay windows to front and side aspect. Carpeted flooring ceiling light point and radiator. Benefitting from fitted wardrobes.

### Bedroom Three

8'6" x 15'5"

Spacious double bedroom with bay windows to front and side aspect. Carpeted flooring ceiling light point and radiator. Benefitting from fitted wardrobes.

### Bedroom Four

8'10" x 6'10" (inc bay)

Single bedroom with bay window to rear aspect. Carpeted flooring ceiling light point and radiator. Benefitting from fitted wardrobes.

### Bedroom Five

6'10" x 6'6"

Single bedroom with window to front aspect. Carpeted flooring ceiling light point and radiator. Benefitting from fitted wardrobes.

### Bathroom

8'6" x 7'10"

Tiled bathroom with four piece suite. Walk in shower, bathtub and his and hers sinks. Window to rear aspect.

### WC

2'7" x 5'2"

Separate WC with window to rear aspect.

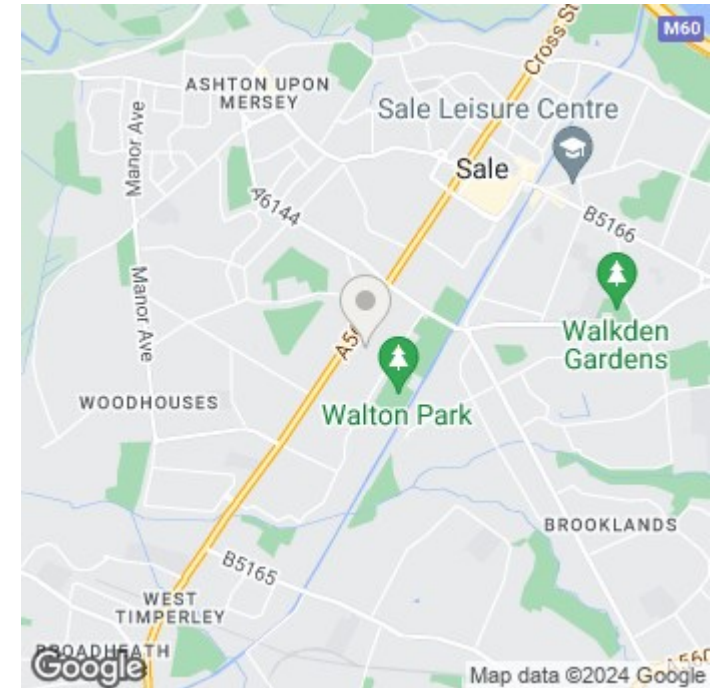
### Externally

Boasting landscaped gardens to three sides, an abundance of mature trees and hedges make an idyllic and private setting. To the rear a large, south facing garden with a substantial lawn area surrounded by borders stocked with shrubs and plants. A large patio area provides a space for outdoor dining. The detached garage with further parking in front is accessed from Sale Heys Road.

### Detached Garage

21'9" x 9'10"

Brick built detached garage with electric roller garage door to the side driveway. Also door access from the garden, with windows to the side and rear.

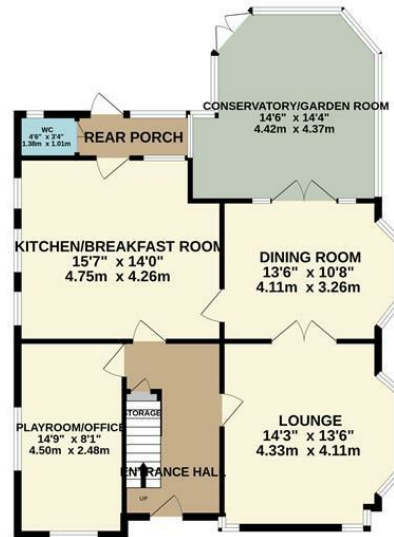
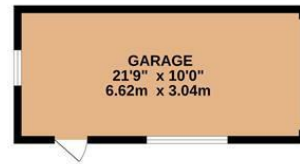


| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

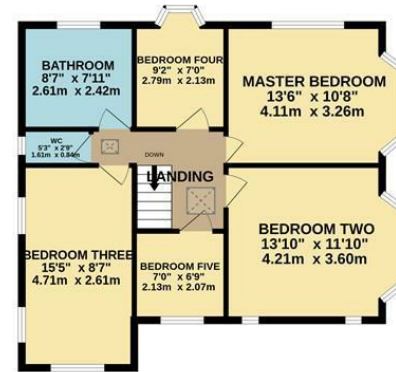
| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |           |



GROUND FLOOR  
1191 sq.ft. (110.6 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA - 1866 sq.ft. (173.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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