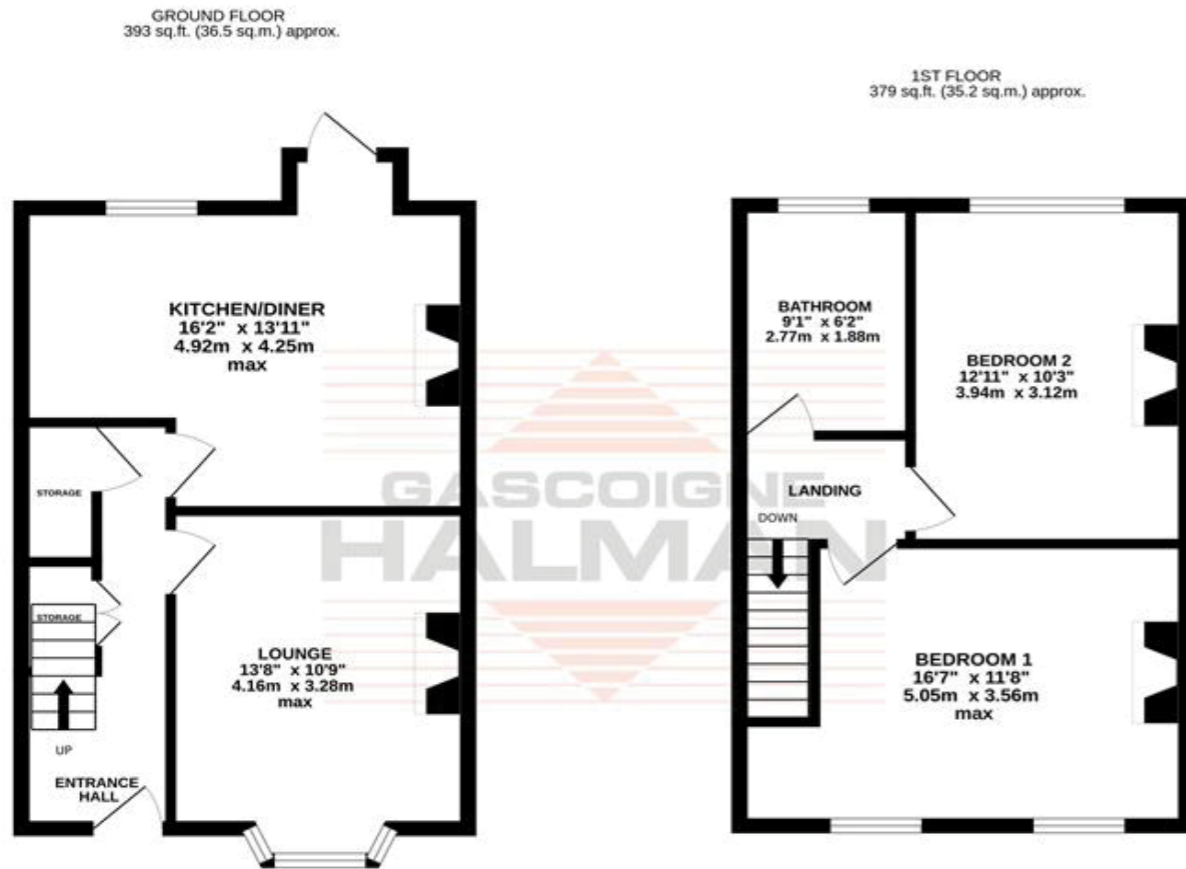
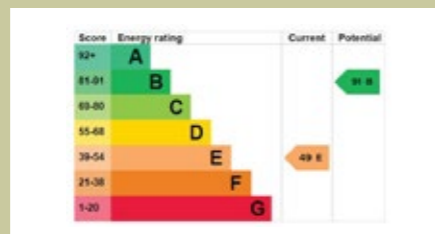


9 WILKINSON STREET
 Sale
OFFERS OVER
£310,000



TOTAL FLOOR AREA: 771 sq.ft. (71.7 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.
 Made with Metrepro 6/2023



NOTICE
 Gascoigne Halman for themselves and for 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 permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Sale
 96, School Road, SALE M33 7XB
 0161 962 8700 sale@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

Prominently positioned with walking distance to Sale Moor Village and all its amenities, this wonderful two bedroom mid terrace offers ideal accommodation. Boasting ample original features throughout and a low maintenance rear garden, this property is certain to appeal to a variety of buyers.

- Prominently Positioned Close To Sale Moor Village
- Period Mid Terrace
- Two Generous Bedrooms & Family Bathroom

- Ideal For A Variety Of Buyers
- Boasting Ample Original Features
- Must Be Viewed To Be Appreciated

**OFFERS OVER
£310,000**

9 WILKINSON STREET

Sale



DESCRIPTION

Situated a stone's throw from Sale Moor village, this two bedroom period mid terrace is well presented throughout. In brief the internal accommodation comprises entrance hall branching off onto a bright and spacious lounge with feature bay window and separate kitchen dining room boasting access to the rear. A useful under-stairs storage cupboard completes the ground floor accommodation. To the first floor there are two double bedrooms and a four piece family bathroom. Externally, there is a paved patio area and residents parking to the front.

LOCATION

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.

DIRECTIONS

For SatNav purposes: M33 3HW

TENURE

Freehold - subject to verification by Solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford MBC - Council Tax Band B

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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