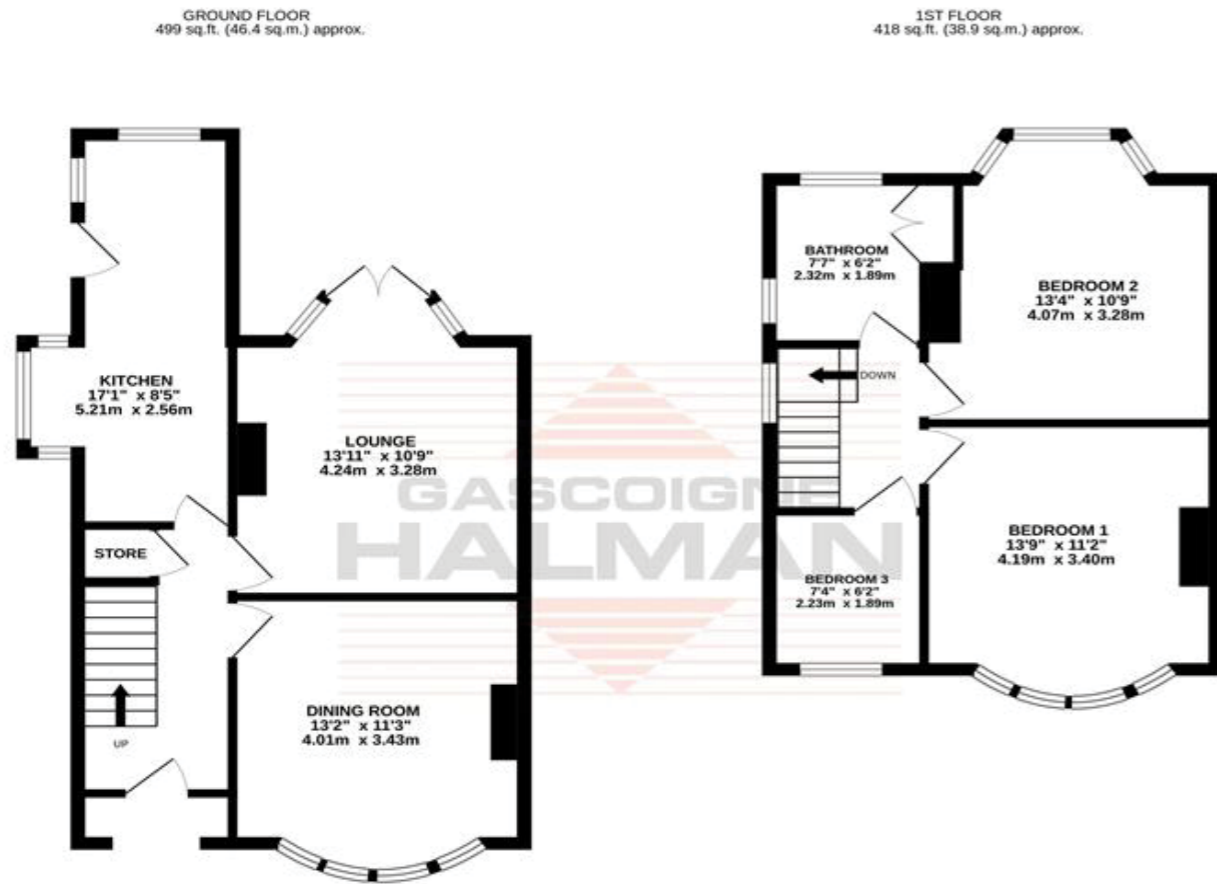


4 POLLEN CLOSE
Sale
OFFERS OVER
£415,000



TOTAL FLOOR AREA: 917 sq.ft. (85.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

Positioned within a popular cul-de-sac location in Brooklands, this traditional bay fronted semi detached residence is certain to appeal to those looking for their next family home. The property benefits from beautiful modern interior throughout as well as three well presented bedrooms, two reception rooms, off road parking and a beautiful private garden to the rear.
 No Onward Chain

- No Onward Chain
- Three Well Presented Bedrooms And Modern Bathroom
- Two Reception Rooms Both With Feature Bay Window

- Driveway Providing Ample Off Road Parking
- Private Enclosed Landscaped Garden
- Highly Desirable Location Close To Excellent Schools

**OFFERS OVER
£415,000**

4 POLLEN CLOSE

Sale



This semi detached residence is set within close proximity to a range of some of Trafford's most outstanding schools and excellent transport links. An entrance hallway which includes a useful under stairs storage cupboard branches off onto a dining room with feature bay window, a lounge with feature fireplace and double patio doors leading on to the rear patio and a modern fitted family kitchen with bay window providing a breakfast bar completes excellent ground floor accommodation. To the first floor are three well presented bedrooms and a modern three piece family bathroom. Externally the property includes a driveway providing off road parking for multiple cars whilst to the rear is a beautiful private landscaped garden. No Onward Chain

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 3LS

TENURE

Leasehold - 999 Years from 13th November 1945 - GR £5.00 PA

- 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 C

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN