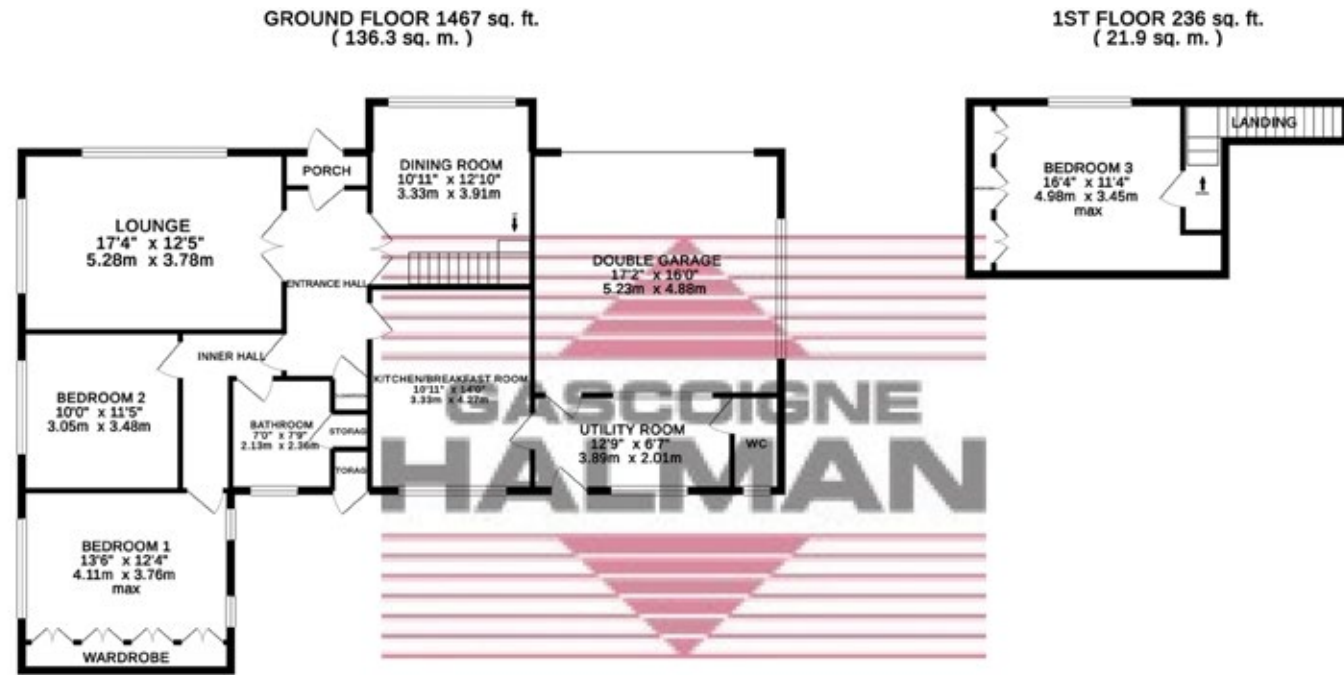
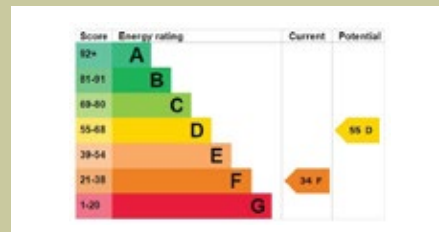


20 LANGLEY ROAD
Sale
OFFERS OVER
£650,000



TOTAL FLOOR AREA: 1703 sq. ft. (158.3 sq. m.) approx.
While 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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NOTICE
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THE AREAS LEADING ESTATE AGENCY

This superb detached bungalow is situated on a spacious corner plot, offering a highly desirable location close to some of Trafford's most desirable Primary and Secondary schools. The property offers over 1700 sqft of spacious accommodation and is certain to appeal to a variety of buyers. The property promotes excellent development potential with scope to remodel the accommodation throughout.

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Wonderful Detached Bungalow
- Approx 1700 sq/ft of Superb Living Accommodation
- Positioned On A Spacious Corner Plot

- Three Generous Bedrooms & Family Bathroom
- Situated Close To Excellent Schools
- Useful Utility Room & Integral Double Garage

**OFFERS OVER
£650,000**

20 LANGLEY ROAD

Sale



Set in a popular residential area, this wonderful detached bungalow is certain to appeal to a variety of buyers. The property offers an entrance hallway which leads to a spacious lounge and separate dining room. A kitchen/breakfast room leads through to a utility room and WC along with a double integral garage. Two double bedrooms, one of which is currently used as an additional sitting room, and a three piece family bathroom can be found to the ground floor, whilst an additional double bedroom is located to the first floor. Externally there are extensive established gardens occupying a corner position along with a double driveway which provides ample parking.

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

SatNav purposes: M33 5AY

TENURE

Freehold with Chief Rent - 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 F

VIEWING

Viewing strictly by appointment through the Agents.

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



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