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THE AREAS LEADING ESTATE AGENCY

This stunning period town house offers great family space over four floors revealing an abundance of period features throughout including; a beautiful kitchen/family room, a separate lounge and dining room, five spacious bedrooms and off road parking to the front. This property is located on one of Sale's most desirable roads within close proximity of St Marys Primary School as well as local amenities.

Sale

96, School Road, SALE M33 7XB

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GASCOIGNE HALMAN

- Beautifully Presented Period Mid Town House
- Five Double Bedrooms Over Two Floors
- Well Positioned Close To Excellent Schools
- Low Maintenance South Facing Rear Garden & Off Road Parking

- Boasting Over 2200 sq.ft Of Family Accommodation Spread Over Four Floors
- Stunning Extended Kitchen/Family Room With Bi-Folding Doors Onto The Rear

£750,000

11 BARKERS LANE

Sale



DESCRIPTION

This period mid terrace town house is beautifully presented throughout offering excellent family space spread over four separate floors. On entering the property through a well appointed entrance hall you are led through into a lounge with large bay window and separate dining room, both with feature fireplaces. To the rear of the property is a stunning extended kitchen/family room with stylish fixtures and fittings along with lovely views out onto the south facing rear garden. The rear also boasts a range bi-folding doors and sky lights which allow ample natural day light to flood the room.

To the lower ground floor are two large cellar chamber chambers and shower room. To the first floor of the property are three double bedrooms, with the master bedroom spanning the width of the property, and three piece family bathroom suite. The second floor of the property offers a further two double bedrooms. Externally there are well maintained outside spaces with an enclosed south facing secure garden boasting decking area, ideal for entertaining, as well as off road parking to the front. The property is prominently positioned close to some of Sale's outstanding primary and secondary schools along with being within walking distance to Metrolink stations and local amenities.

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 6RP

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 D

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN