

3 LURGAN AVENUE

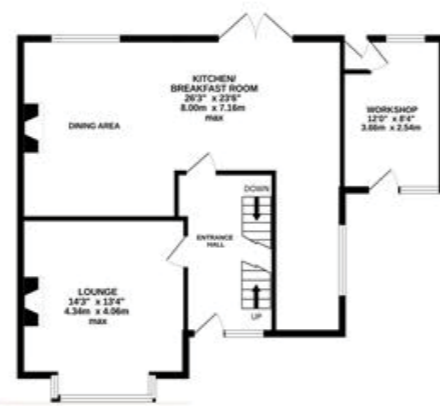
Sale

£825,000

BASEMENT
645 sq. ft. (59.9 sq.m.) approx.



GROUND FLOOR
806 sq. ft. (74.9 sq.m.) approx.



1ST FLOOR
686 sq. ft. (63.8 sq.m.) approx.



2ND FLOOR
403 sq. ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 2540 sq.ft. (236.0 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.
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THE AREAS LEADING ESTATE AGENCY

Sale
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Positioned in a highly desirable location is this beautifully presented period semi detached residence. Close to Sale Grammar School, within easy walking distance of Brooklands Metrolink and Sale Moor village as well as Walkden Gardens, the property is certain to appeal to a range of buyers. A converted basement and loft conversion displaying a large bedroom with elegant shower room are some of the superb features of this period property.

GASCOIGNE HALMAN

- Period Style Semi Detached Residence With Ample Period Features
- Basement Level Revealing Occasional Bedroom, Lounge, Utility & Bathroom
- In Excess Of 2500 sq/ft Of Wonderful & Spacious Family Accommodation

- Four Generous Double Bedrooms & Three Modern Bathrooms
- Enclosed South Facing Rear Garden
- Deceptively Spacious Accommodation Spread Over Four Floors

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Sale



This stunning period residence forms wonderful family accommodation over 2500 sq/ft. Located in a quiet position at the head of the cul-de-sac, this immaculate property reveals accommodation arranged over four levels. The basement has been converted and includes occasional sitting room/office and bedroom along with an elegant bathroom, a utility with ample storage space. To the ground floor, there is an impressive entrance hallway revealing a spacious lounge with recently installed log burner and feature bay window. To the rear is a stunning open plan recently installed and updated kitchen/dining room, with double wine cooler and Quooker tap including boiling & filtered water.

The first floor includes three magnificent double bedrooms and a contemporary family bathroom. To the second floor is the further bedroom which offers ample storage in the eaves as well as a stylish shower room. Externally the property includes a driveway with Pod Point EV charger and a south facing garden plus addition of a useful garage space with boarded loft. Solar panels also promote a distinct advantage for any discerning buyer.

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 3NU

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 E

VIEWING

Viewing strictly by appointment through the Agents.

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



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