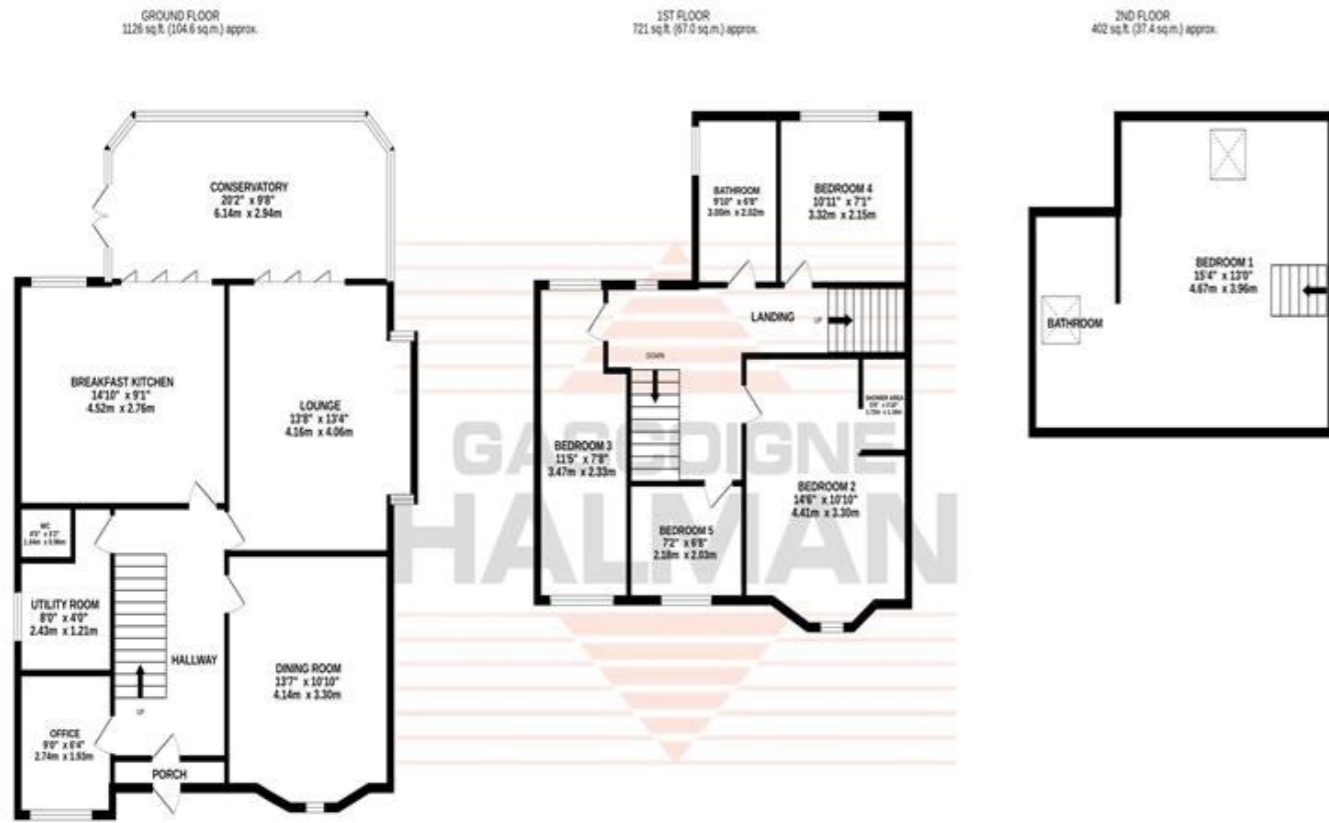


335 WASHWAY ROAD

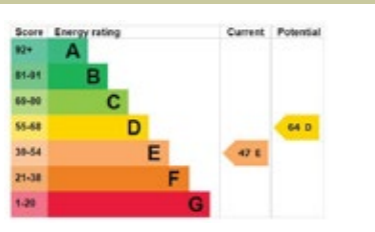
Sale

£650,000



TOTAL FLOOR AREA: 2250 sq.ft. (209.0 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

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

This wonderful detached family home with an abundance of living space is situated in a highly desirable location close to excellent schools as well as being positioned for convenient access to Sale & Altrincham town centre. Five generous bedrooms, ensuite and a four piece family bathroom, as well as a south facing mature garden. This property is certain to appeal to a variety of buyers

- Beautiful Bay Fronted Detached Residence
- Five Well Proportioned Bedrooms
- Four Piece Family Bathroom And En-Suite Shower Room

- Three Spacious Reception Rooms & Separate Modern Kitchen
- Off Road Parking For Multiple Cars and Attached Garage
- Highly Desirable Location Close To Excellent Schools And Amenities

£650,000

335 WASHWAY ROAD

Sale



#### DESCRIPTION

This beautiful detached family home is positioned in a popular location zoned for desirable primary & secondary schools. Internally the property reveals an entrance hallway, leading to a spacious dining room with bay window and separate reception room currently used as office space. A generous lounge with feature fireplace has double doors opening on to the conservatory. A separate modern kitchen with breakfast bar also provides access to the conservatory through double doors. There is the added bonus of a utility room with downstairs WC completing the ground floor living space.

To the first floor is a spacious landing branching out to four well proportioned bedrooms and a modern four piece family bathroom. The second floor provides a further double bedroom with en-suite shower room. A spacious driveway provides off road parking for multiple cars which also leads to a single attached garage and to the rear is a generous mature south facing rear lawned garden.

#### 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 4FH

#### 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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