

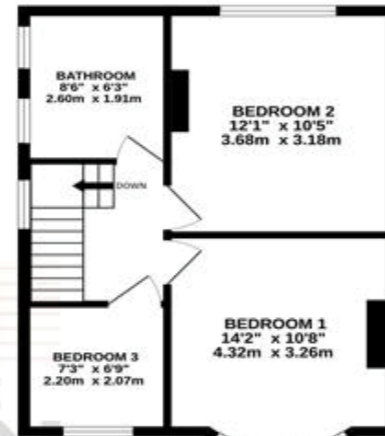
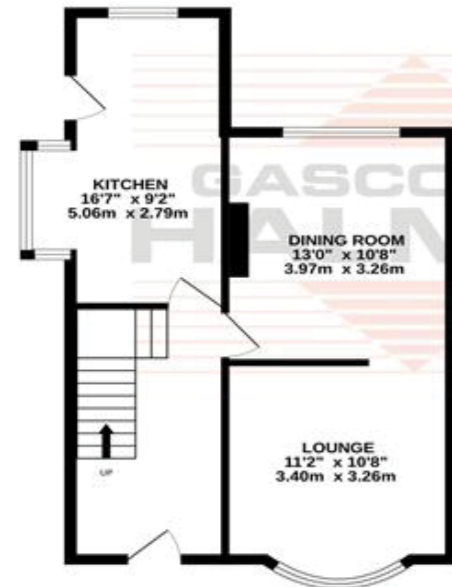
28 MANLEY ROAD

Sale

£450,000

GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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Located in a sought after residential area of Sale, this is a superb opportunity to purchase a well presented semi-detached property within close proximity to both Sale & Altrincham Town Centres. There is fantastic potential to extend the accommodation (STPP) and modernise the interior to suit each individuals needs, in addition to this, there is a private rear garden and detached garage. No Chain.

GASCOIGNE HALMAN

- Traditional Semi Detached Residence
- Prominently Positioned In Highly Desirable Residential Location
- Three Generous Bedroom And Modern Shower Room

- Ample Of Potential To Extend (STPP)
- South West Facing Rear Garden And Detached Garage
- No Chain

£450,000

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Sale



DESCRIPTION

This traditional semi detached residence has ample of potential and whilst in need of select modernisation it is evident the property has been well cared for over the years. The accommodation benefits from two spacious reception rooms and a modern kitchen which provides access to the rear garden. The first floor offers three well proportioned bedrooms and recently updated shower room. Externally there is a private south west facing rear garden and a detached garage. A number of neighbouring properties have extended the footprint and subject to planning permission there is plenty of potential to create that forever family home.

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 4EG

TENURE

Freehold with Chief Rent - Subject to verification by Solicitor. The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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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