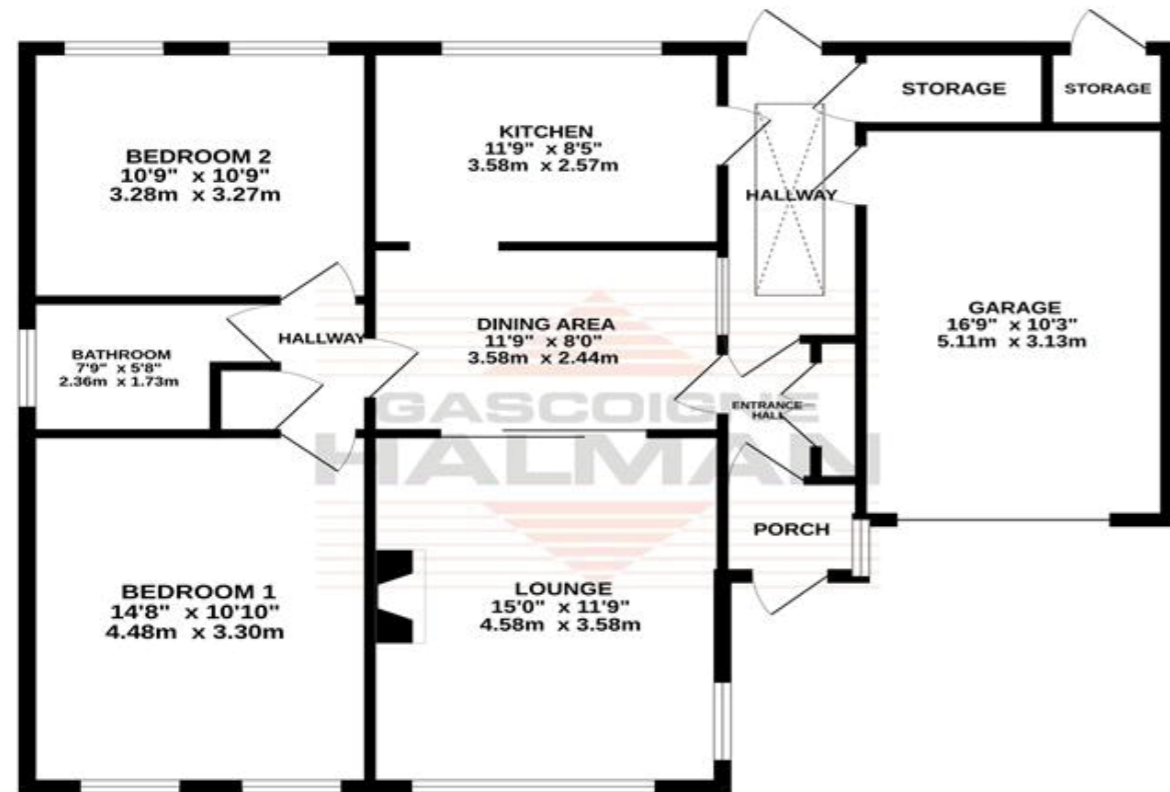


1 FAIRWAY AVENUE

Manchester

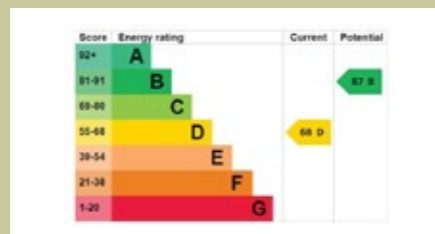
£400,000

GROUND FLOOR  
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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.  
Made with MapInfo ©2024



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



This two double bedroom link detached bungalow reveals spacious accommodation which is certain to suit a variety of individuals. Positioned in a quiet cul-de-sac, this wonderful bungalow presents easy access to transport links such as close by Metrolink stations and bus stops, local amenities within Timperley Village and Brookway Retail Park and excellent schools.  
No Chain.

GASCOIGNE HALMAN

- Spacious Link Detached Bungalow
- Quiet & Convenient Residential Setting
- Selective Modernisation Required

- Two Double Bedrooms & Spacious Lounge/Dining Area
- Spacious Corner Plot with Parking & Established Rear Garden To Three Sides
- No Chain

**£400,000**

**1 FAIRWAY AVENUE**

Manchester



**DESCRIPTION**

Positioned in a quiet and convenient location, this two double bedroom link detached bungalow is certain to appeal to a variety of buyers. Displaying a spacious corner plot, this property reveals an entrance hallway which incorporates a useful storage cupboard. A large lounge and dining area can be found to the front whilst a fitted kitchen offers a bright and comfortable level of space. Two double bedrooms and a bathroom which includes a four piece suite are positioned off the inner hallway. From the kitchen is a sizeable rear hall with access to a storage room and an integral garage providing ample storage but equally could be converted into further habitable

accommodation (subject to any necessary consent). To the rear of the property is a private established enclosed garden which wraps around three sides of the property. No Chain.

**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: M23 9JP

**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**

Manchester City Council - Council Tax Band D

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**