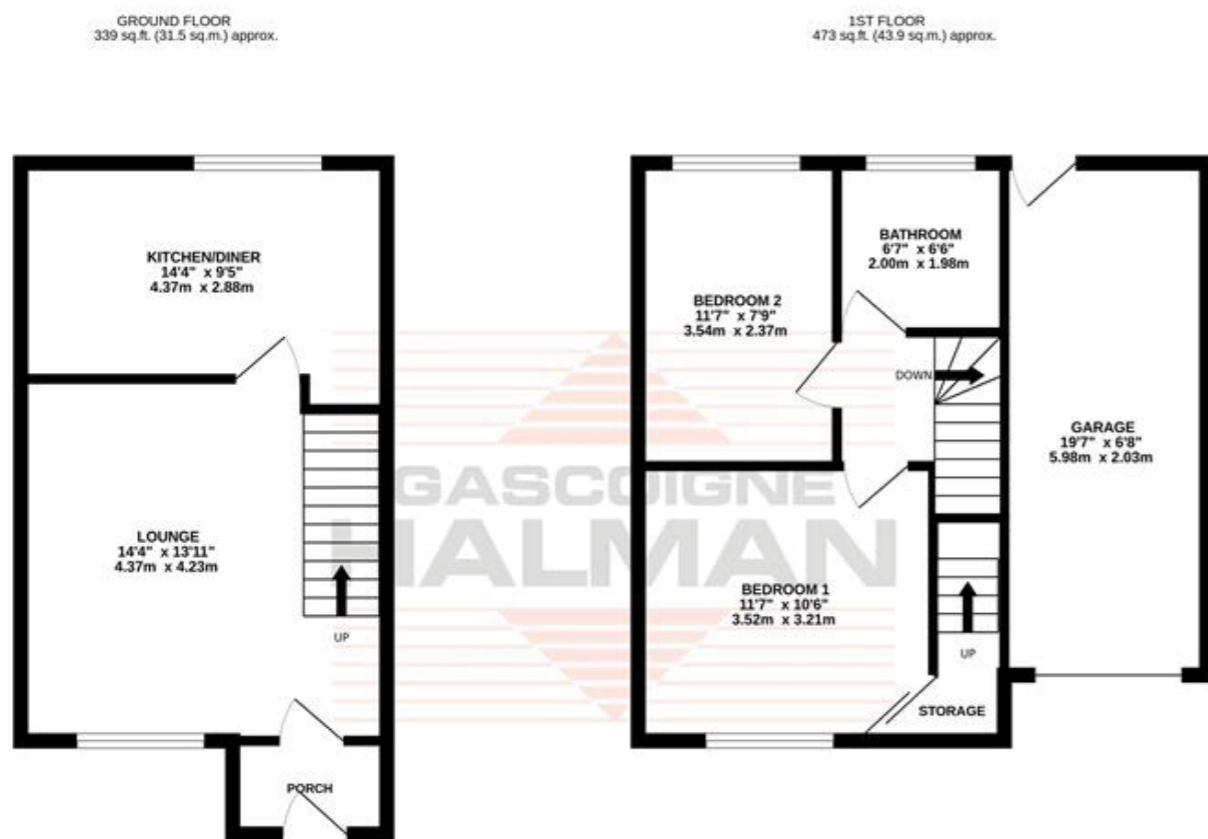


3 DANE MEWS
Mersey Road, Sale
£325,000



TOTAL FLOOR AREA: 812 sq.ft. (75.4 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@gascoignehalman.co.uk

gascoignehalman.co.uk



Prominently positioned in a quiet cul-de-sac in a highly desirable location, this well-appointed beautiful modern mews residence is perfect for a young family, professional couples, or first-time buyers. A viewing is highly recommended. The property is conveniently located within walking distance of excellent transport links and access to the popular Bridgewater Canal walks. Take a stroll along this canal to Sale Town Centre with access to amenities such as the local leisure centre, bars, and restaurants. Manchester City Centre is a 20 minute journey on the tram whilst the Trafford Centre is also within easy reach.

GASCOIGNE HALMAN

- Modern Mews located in a quiet cul-de-sac
- Easy access to M60 Motorway Network & Metrolink
- Excellent Trafford Primary/Secondary/Grammar Schools
- Spacious Summer house (16 ft x 10 ft) with Electric

- Cavity wall insulated and insulated boarded loft
- South-West facing well-manicured rear garden
- Outdoor parking for 3 cars
- Two generous double bedrooms

£325,000

3 DANE MEWS

Mersey Road, Sale



DESCRIPTION

This garden fronted residence has had all guttering and fascias replaced in the last 5 years. Enter the property through a porch with good storage space for shoes and coats, leading to a generous lounge (with laminated wood flooring) and a spacious modern open plan kitchen diner with integrated dishwasher, cooker/extractor hood, granite work surfaces and black tile/laminated wood flooring along with double patio doors leading to the rear garden. The first-floor accommodation includes a three-piece family bathroom and two well-proportioned double bedrooms, the front featuring a 'walk in' wardrobe with wooden staircase for direct access to a generous

boarded loft space and Worcester Combi Boiler (serviced on an annual basis). Scope for possible 3rd bedroom from the loft or above garage subject to planning permission. Externally the property has uPVC patio doors and windows, cavity wall insulation and benefits from an integral garage with off-street parking for 3 cars, (2 on your private land) meaning you'll never have to worry about finding a spot for your car or those who come to visit. To the rear is a private well-manicured, lawned Southwest facing garden with paved patio area and a large summer house with electrics, including built in bar, used for homeworking and family leisure time.

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 6HF

TENURE

Leasehold - 999 years from 17 November 1983 - GR £0.05p if demanded - 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 C

VIEWING

Viewing strictly by appointment through the Agents.

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



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