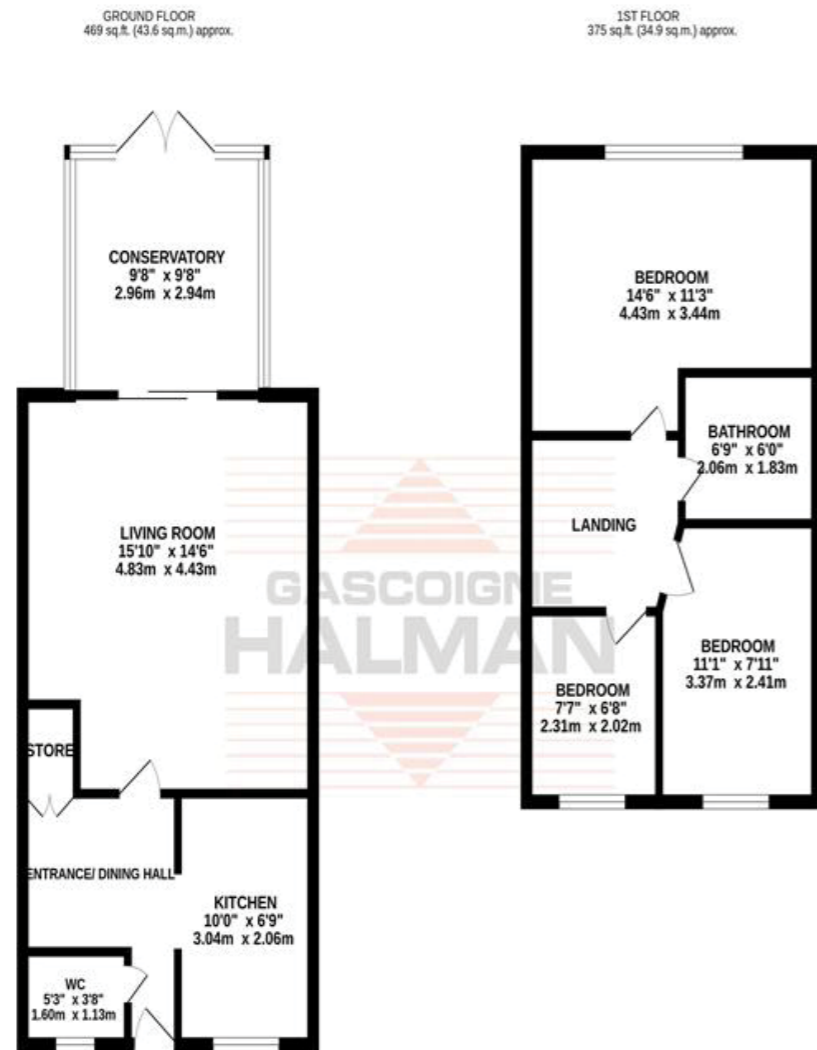


ARDEN LODGE ROAD
Manchester
£240,000



TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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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NOTICE
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THE AREAS LEADING ESTATE AGENCY

An attractive modern mid-terraced home, set within a secluded cul-de-sac, with a spacious living room, and three well sized bedrooms, close to local amenities, key transport links, and popular schools.

Sale
 96, School Road, SALE M33 7XB
 0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Modern Mid Terrace
- Three Generous Bedrooms
- Prominently Positioned On A Quiet Cul-De-Sac

- Bright & Spacious Conservatory
- Off Road Parking & Secluded Garden
- No Chain

£240,000

ARDEN LODGE ROAD

Manchester



DESCRIPTION

Tucked away in a secluded position, a modern terraced home, with three bedrooms, and set conveniently close to popular schools, key transport links and local amenities.

The home begins with a useful entrance porch, opening to a versatile dining hall, there is a separate fitted kitchen, large living room with sliding doors, leading on to a charming conservatory, whilst there is also a useful w/c. To the first floor, off the spacious landing, are three bedrooms, with bedroom one particularly large in size, with a separate family bathroom.

Externally the home enjoys a block paved driveway, with a secluded lawned garden to the rear, with fenced boundaries and sleeper flanked borders.

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 9AE

TENURE

Leasehold - 125 Years from 1st January 1996 - GR £50.00 PA - 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 B

VIEWING

Viewing strictly by appointment through the Agents.

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



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