

9 STONELEIGH AVENUE

Sale

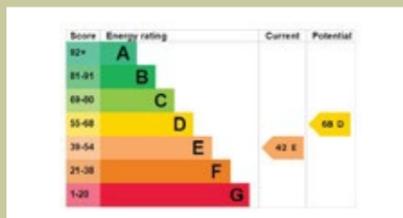
£635,000

GROUND FLOOR  
1177 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 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

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This superb detached bungalow is situated on a spacious plot, offering a highly desirable location close to some of Trafford's most desirable Primary and Secondary schools. The property has been tastefully extended offering over 1100 sqft of spacious accommodation and is certain to appeal to a variety of buyers.

GASCOIGNE HALMAN

- Modern Detached Bungalow
- Three Generous Double Bedrooms
- Stunning Modern Kitchen With Breakfast Bar

- South East Facing Landscaped Rear Garden With Patio
- Off Road Parking For Multiple Cars
- Close To Excellent Primary & Secondary Schools

**£635,000**

**9 STONELEIGH AVENUE**

Sale



Positioned in a highly desirable location, this detached bungalow has been beautifully updated and offers well proportioned accommodation throughout. A spacious hallway leads to three double bedrooms, the master benefiting from a walk through dressing room and an en-suite shower room. A generous lounge with double doors opening into a conservatory with a multitude of uses which in turn leads to a modern kitchen with breakfast bar. A four piece family bathroom completes this generous living accommodation. Externally to the front there is a driveway providing ample off road parking and to the rear is a south east facing landscaped garden with patio area.

**LOCATION**

Sale is a vibrant town which enjoys a strong variety of differing housing stock, varying from contemporary apartment developments through to many beautiful period and traditional homes. The area is popular due to the strong links into Manchester City Centre via the three Metrolink stations. The nearby North West Motorway Network and easily accessible Manchester International Airport provide further valuable commuter links. The town centres of Sale and Altrincham provide for all comprehensive shopping needs, including a large number of multiple retail outlets. One of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away. Trafford is also well known for

its excellent educational facilities and there are several good schools situated close by to suit children of all ages.

**DIRECTIONS**

For SatNav purposes: M33 5FF

**TENURE**

Freehold with Chief Rent - Subject to verification by solicitor.

**SERVICES (NOT TESTED)**

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

**LOCAL AUTHORITY**

Trafford MBC - Council Tax Band D

**POSSESSION**

Vacant possession upon completion.

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**