

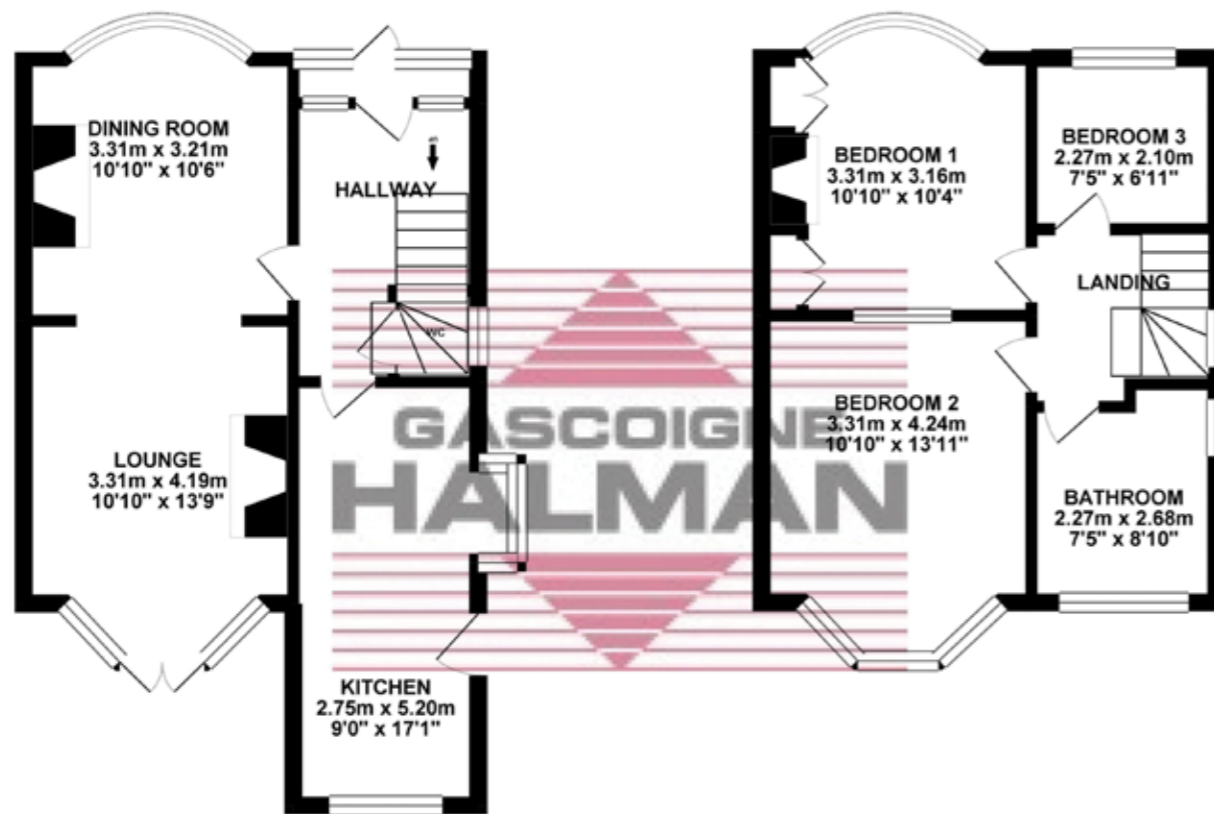
**1 FORBES CLOSE**

Sale

**£410,000**

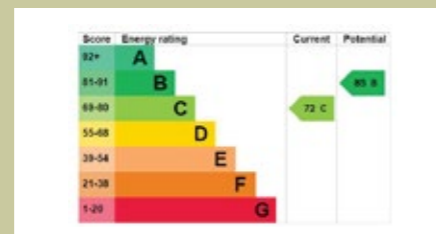
GROUND FLOOR 45.48 sq. m.  
( 489.52 sq. ft. )

1ST FLOOR 39.21 sq. m.  
( 422.09 sq. ft. )



TOTAL FLOOR AREA : 84.69 sq. m. ( 911.61 sq. ft. ) 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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A beautiful bay fronted semi detached family residence, occupying a quiet yet convenient cul-de-sac location close to some of Trafford's most outstanding schools. Boasting three bedrooms, private established rear garden and a double driveway providing ample off road parking, this property is certain to appeal to first time buyers or anyone looking for their next family home.

**GASCOIGNE HALMAN**



- Desirable Cul-de-sac Location
- Traditional Bay Fronted Semi Detached Family Home
- Excellent Opportunity to Extend (STPP)

- Landscaped Double Driveway
- Contemporary Kitchen & Family Bathroom
- Close to Excellent Schools

**£410,000**

**1 FORBES CLOSE**

Sale



Prominently positioned in an ideal cul-de-sac location, this family residence boasts traditional features throughout, off road parking and a beautiful enclosed rear garden. The property comprises of an entrance porch which opens onto the entrance hallway and also features a useful downstairs WC. An open lounge/dining room with French doors opening out onto the rear garden and a modern stylish kitchen. To the first floor, the property boasts three bedrooms and a contemporary family bathroom. This property will appeal to many buyers due to its charming appeal and spacious internal living accommodation with further development potential. 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: M33 3JX

**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**

Trafford MBC - 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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