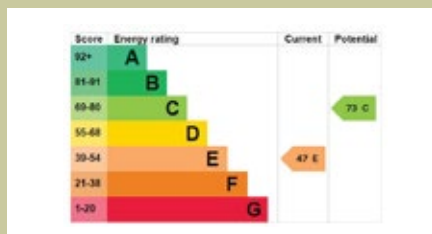


TOTAL FLOOR AREA: 2211 sq. ft. (205.4 sq. m.) approx.

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@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

This beautiful property prominently positioned just off Priory Road in a quiet cul-de-sac and benefits from being within easy walking distance of Sale Town Centre. The property boasts ample period features including stained glass, high skirting boards and ceiling cornices as well as a generous cellar should any buyer wish to increase the already spacious accommodation.

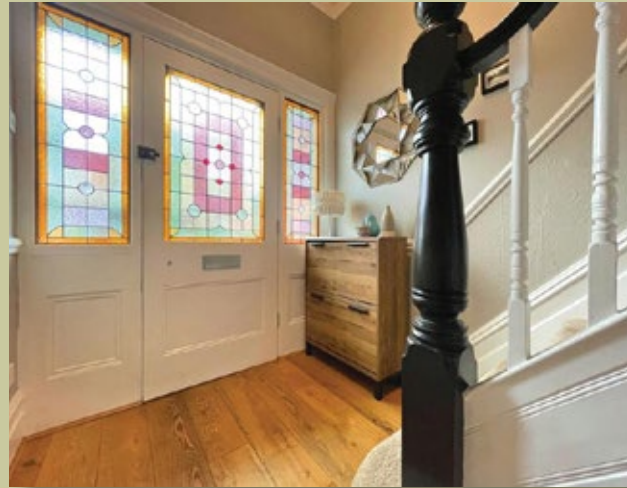
- Beautifully Presented Semi Detached Residence
- Located In A Quiet Yet Convenient Location
- Four Double Bedrooms - Master With Dressing Room & Ensuite

- Stunning Open Plan Kitchen/Dining Room Plus Utility & WC
- Wonderful Period Features Throughout
- Off Road Parking & Low Maintenance Rear Garden

£750,000

3 CHERITON AVENUE

Sale



This period semi-detached property is ideal for any family buyer looking to be located in a quiet part of Sale but still within easy reach of all amenities. With four double bedrooms and the master boasting a dressing room and ensuite shower room, and a quite incredible family bathroom the property offers over 2200 sqft of accommodation. The ground floor benefits from a welcoming entrance hall giving access to the principal reception room with feature bay window. A stunning kitchen/dining room offers a lovely homely feel with French Doors onto the rear garden. A utility room and downstairs WC complete the family accommodation.

The second floor reveals two further bedrooms. The walled garden is secluded and offers a good degree of privacy and a southerly aspect. There is also off-road parking to the front which again will appeal to any family buyer. This beautiful home must be viewed.

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 2BF

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 E

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN