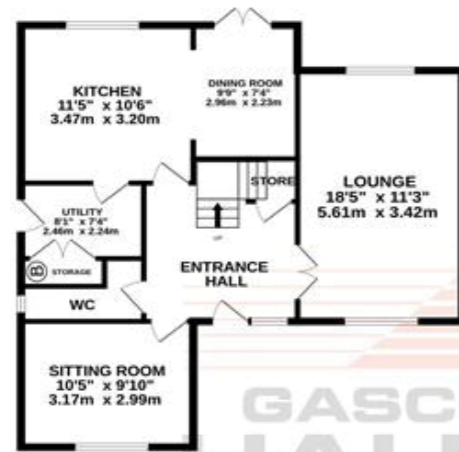


10 RIVERSHILL
Sale
GUIDE PRICE
£715,000

GROUND FLOOR
1162 sq.ft. (107.9 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 1932 sq.ft. (179.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans 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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Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

This extraordinary Cheshire brick detached home was constructed in 2000 and forms part of 'Rivershill Gardens'. The property has since been totally refurbished to create an energy efficient home, boasting an EPC Rating B. This wonderful home comprises of four double bedrooms, two bathrooms and beautifully landscaped gardens. The property is located in a lovely residential area, positioned on a quiet side road within convenient reach of excellent transport links and some of Traffords outstanding schools.

- Stunning Detached Family Home
- Four Double Bedrooms & Two Bathrooms
- Newly Fitted Wren Kitchen With Quartz Worktop & Antiqua LTV Flooring

- Fully Renovated By The Current Owners Providing A High Level Of Energy Efficiency
- Ample Off Road Parking & Detached Double Garage
- Prominently Positioned In A Quiet Residential Area

GUIDE PRICE
£715,000

10 RIVERSHILL
Sale



DESCRIPTION

The ground floor comprises; a spacious entrance hallway, double doors lead to an impressive lounge with feature log burner and windows to front and rear. There is an additional sitting room to the front of the house, which could be used as a study, playroom or dining room, a useful WC and newly fitted Wren Kitchen with quartz worktops and Neff appliances. An archway leads to the dining room with French doors opening onto the garden. A utility room with ample cupboards leads off the kitchen with additional access to the side. To the first floor, there is generous landing space boasting a feature arch window allowing natural light to flood the space. There are four

double bedrooms; the master bedroom enjoys the benefit of an en-suite, along with a further modern three piece family bathroom. Externally there is a double garage with an electric roller door, electric car charging point, Solar PV and battery (connected to the Solar PV) within. There is also a large driveway providing ample parking for up to 3 cars, as well as additional parking for visitors to the side of the house. A lawned garden and path lead down each side of the house, both with gated access for the rear garden. The rear garden has been beautifully landscaped and offers mature borders, lawned area, and a block paved patio area. This striking home must be viewed to be appreciated.

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 6JS

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 F

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN