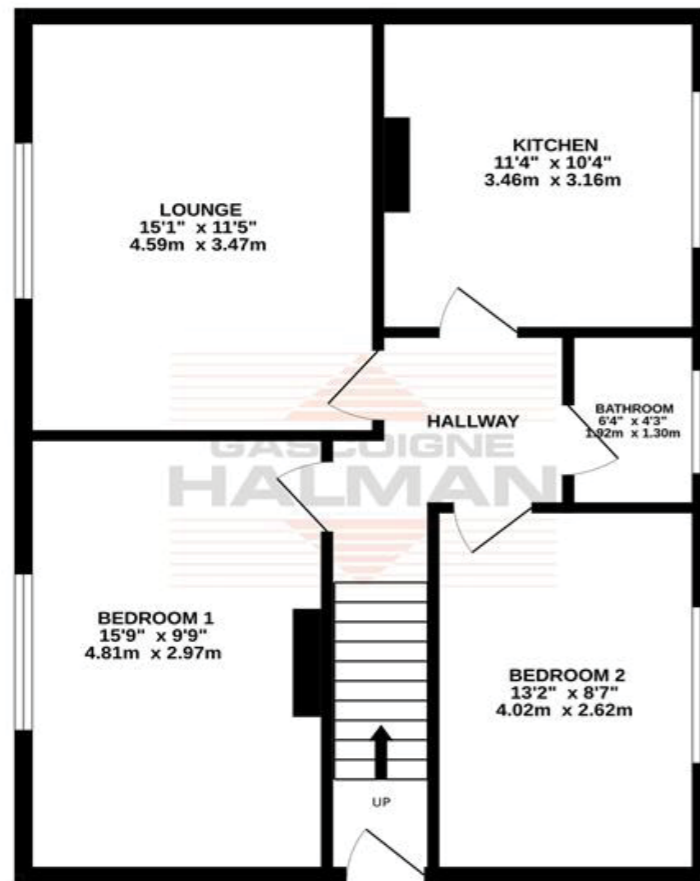


56 TOTNES ROAD

Sale

£175,000

GROUND FLOOR
665 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with MetreX 62024



NOTICE
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

Offering a two bedroom maisonette prominently positioned close to excellent transport links and Ashton on Mersey village. The property boasts spacious living accommodation with ample of storage and also benefits from a garden. Must be viewed to appreciate in full.

- Two Double Bedroom Maisonette
- Modern Kitchen
- Spacious Lounge/Dining Room

- Private Lawned Garden
- Three Piece Family Bathroom
- Close To Ashton On Mersey Village And Local Transport Links

£175,000

56 TOTNES ROAD

Sale



DESCRIPTION

This well presented maisonette property offers generous accommodation throughout and is certain to appeal to a variety of buyers. There is independent access available which leads to a private ground floor entrance hallway. The landing branches out to open plan lounge/dining room and a separate modern kitchen. Two spacious double bedrooms both with ample storage and a three piece family bathroom completes the living accommodation. Externally the property benefits from a separate lawned garden and must be viewed to appreciate in full.

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 5HG

TENURE

Leasehold - 125 years from 28th April 1997 - GR £10.00 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

Trafford MBC - Council Tax Band A

VIEWING

Viewing strictly by appointment through the Agents.

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



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