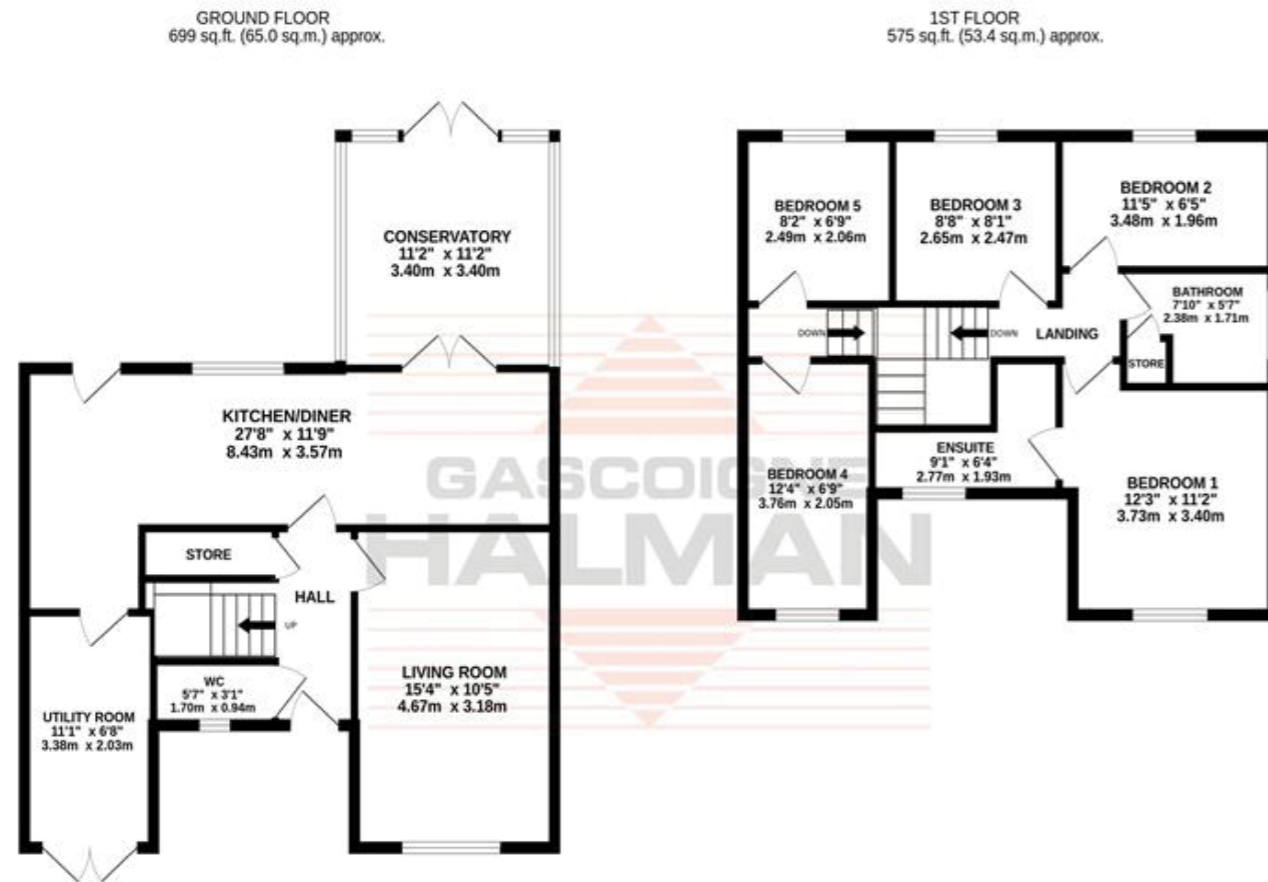


**172 KERSCOTT ROAD**  
Manchester  
**£450,000**



**TOTAL FLOOR AREA: 1274 sq.ft. (118.4 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 Metropix ©2024



**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



A SUBSTANTIALLY EXTENDED and modern detached residence, set within a sought-after modern development with convenient access to Sale, popular schools and key transport links, enjoying FIVE BEDROOMS, two reception rooms, a MODERN REFITTED KITCHEN, and a secluded rear garden.  
 \*NO CHAIN\*

**GASCOIGNE HALMAN**

- Modern Detached Property
- Five Generous Bedrooms
- Walking Distance To Local Metro Link

- Off Road Parking
- Open Plan Kitchen/Dining Room
- Situated On The Popular 'Kerscott Road'

**£450,000**

**172 KERSCOTT ROAD**

Manchester



**DESCRIPTION**

Having been largely extended over two floors, an impressively sized modern detached home, enjoying a wealth of accommodation throughout, and being set within a highly convenient secluded development close to Sale, popular schools and local amenities. The accommodation begins with a useful storm porch, opening to a welcoming entrance hall with separate w/c, to the right is a spacious living room, ahead of the hall is a remodelled and refitted dining-style kitchen, enjoying a range of modern base and wall units, with an adjoining and versatile utility room, and charming separate conservatory.

To the first floor, off the split landing, are five bedrooms, with bedroom one boasting a modern ensuite, and bedroom five currently set up as a home office, whilst there is also a separate family bathroom. Externally to the front is a useful driveway and front lawned garden, whilst to the rear is a secluded garden, mainly laid to lawn with mature shrubs.

**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: M23 0GP

**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**

Manchester City Council - Council Tax Band D

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignehalman.co.uk

**GASCOIGNE HALMAN**