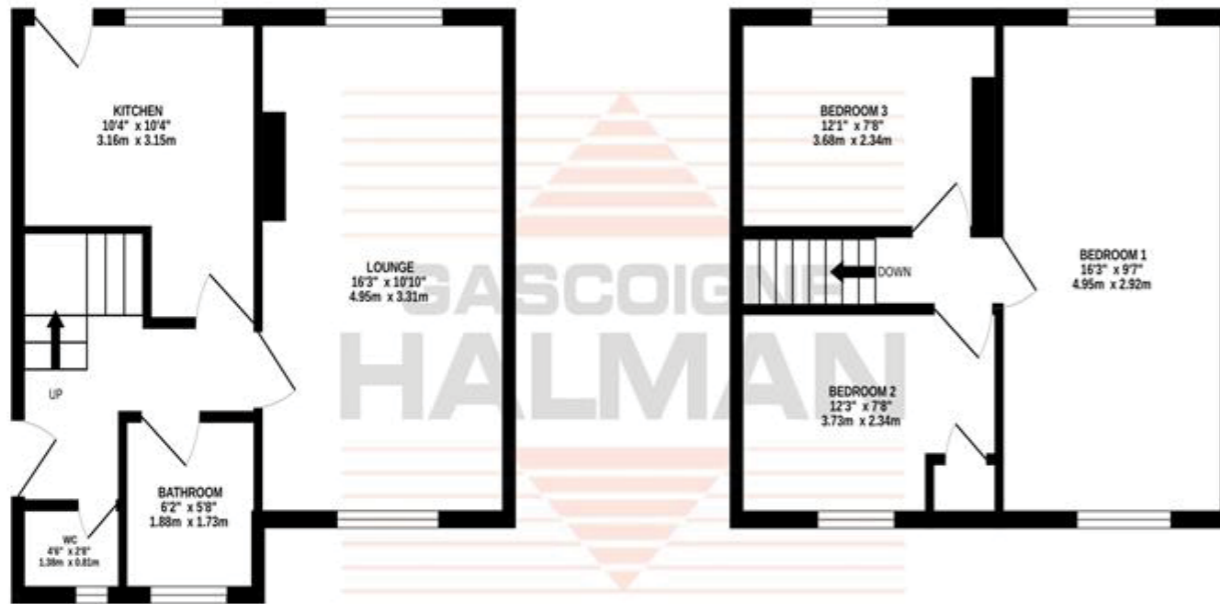


**16 ORTON ROAD**  
Manchester  
**£215,000**

GROUND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.

1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 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@gascoignehalman.co.uk  
gascoignehalman.co.uk



Positioned in a quiet & desirable location is this three bedroom semi detached family home. Conveniently located for excellent transport links the property is within walking distance of Northern Moor Metrolink, whilst the the M60 motorway network is easily accessible. There are also a number of Primary Schools close by which will appeal to families. Whilst needing select modernisation this spacious property is certain to appeal to a variety of discerning buyers. No Onward Chain

**GASCOIGNE HALMAN**



- Three Bedroom Semi Detached Residence
- Downstairs Bathroom With Separate WC
- Within Walking Distance of Metrolink And Local Amenities

- In Need Of Selective Modernisation
- Easy Access to Primary & Secondary Schools
- No Onward Chain

**£215,000**

**16 ORTON ROAD**

Manchester



**DESCRIPTION**

Whilst requiring a degree of modernisation, internally the property includes an entrance hall leading through to a spacious lounge and also branches off to a kitchen, which allows access to the rear garden. The main bathroom is located on the ground floor with a separate WC. To the first floor there are three well proportioned bedrooms, master benefiting from dual aspect windows. Externally the property includes a generous front garden whilst to the rear there is a private enclosed paved garden. No Onward 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: M23 ORL

**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 B

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**