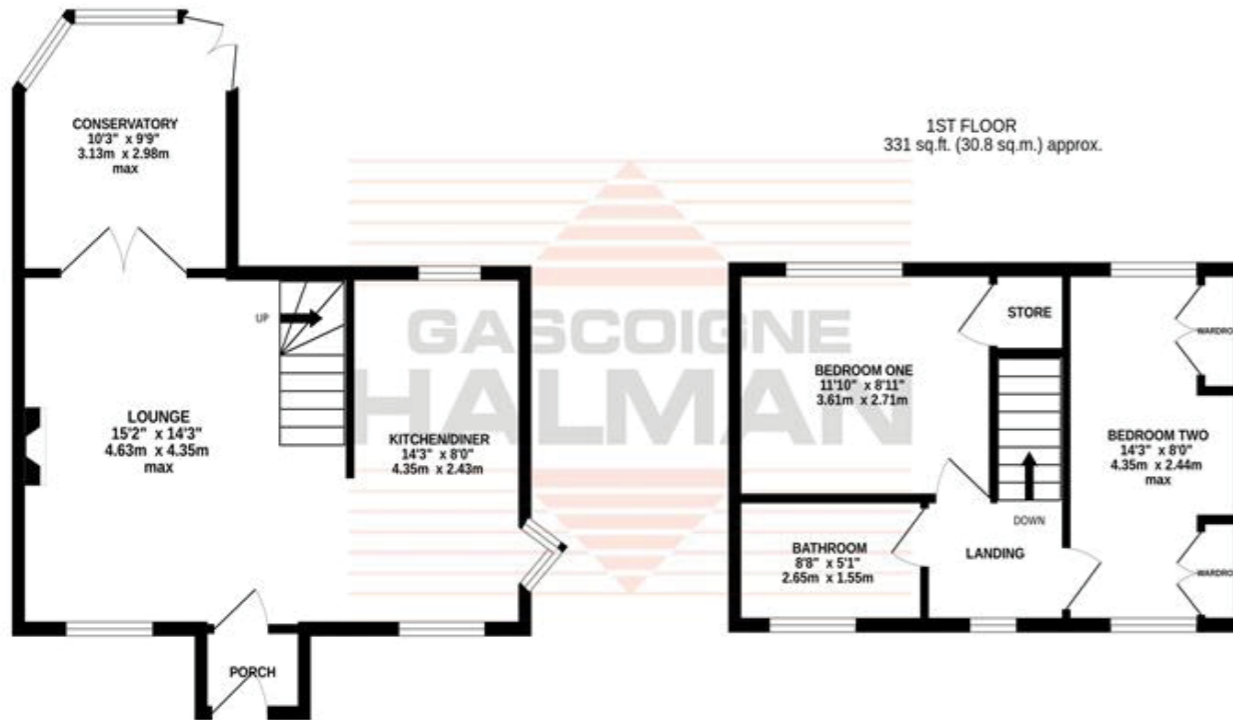


12 SEDBURGH CLOSE

Sale

£359,950

GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 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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**NOTICE**  
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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



GASCOIGNE HALMAN

This superb two double bedroom modern end mews style residence is positioned in a highly desirable location, just off Moss Lane. Occupying a generous corner plot, the accommodation reveals a stylish & contemporary décor along with a driveway and low maintenance garden.

- Modern End Terrace
- Two Double Bedrooms
- Generous Corner Plot

- Popular Development Off 'Moss Lane'
- Ideal For A Variety Of Buyers
- Must Be Viewed To Be Appreciated

**£359,950**

**12 SEDBURGH CLOSE**

Sale



**DESCRIPTION**

Presented to a high standard and enjoying a popular setting just off 'Moss Lane', this attractive modern end mews property offers the chance to buy a 'ready to walk into' stylish home. Internally the property reveals an entrance porch leading to a modern lounge with a kitchen/diner positioned off the lounge area. Double doors from the lounge open onto a bright and spacious conservatory which also offers access out to the rear garden. To the first floor are two double bedrooms, the master boasting a storage cupboard and bedroom two includes a range of fitted wardrobes. A family bathroom completes excellent accommodation throughout.

Externally the property includes a driveway providing off road parking and a well maintained enclosed rear garden. This wonderful property 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 5SR

**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 C

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**