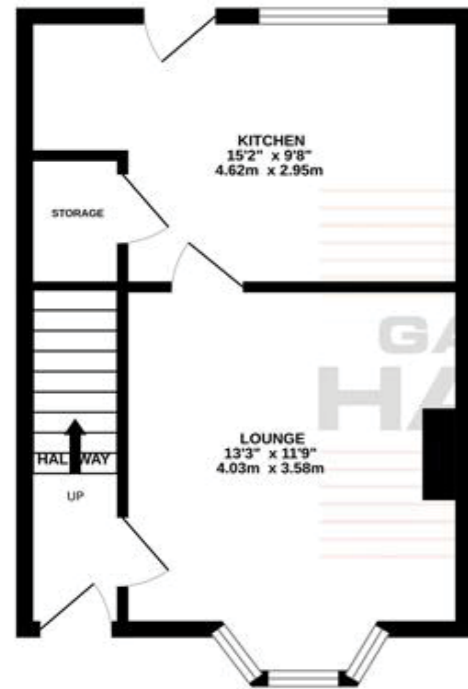


**32 PRINCES DRIVE**

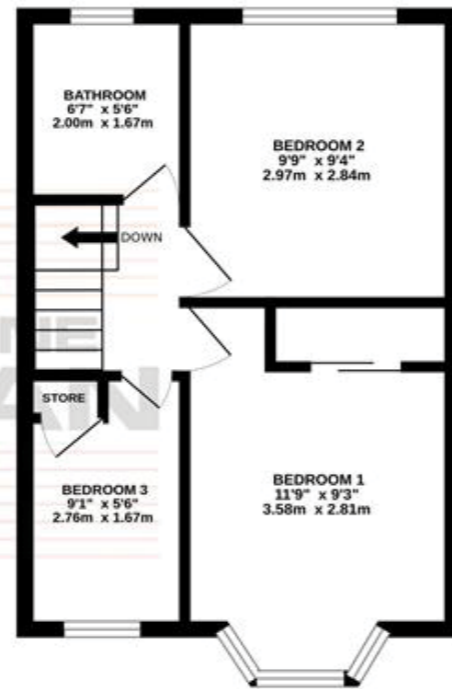
Sale

**£310,000**

GROUND FLOOR  
336 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq.ft. (62.0 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 listed 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



This charming three bedroom period mid terrace residence is positioned in a quiet and convenient cul-de-sac location close to Walkden Gardens and Moor Nook Park. Equally, there is an array of amenities in the heart of Sale Moor village which is within walking distance. Sale town centre with its current re-development is also within walking distance, as is Sale & Brooklands Metrolink. Excellent local schools and the M60 motorway network are within easy reach and this superb property is certain to appeal to a range of buyers.

**GASCOIGNE HALMAN**



- Beautifully Presented Bay Fronted Mid Terrace
- Three Well Proportioned Bedrooms
- Modern Kitchen/Dining Room

- South Facing Low Maintenance Rear Garden
- Walking Distance to Sale & Sale Moor Village
- Brooklands Metrolink & Sale Grammar School Close By

**£310,000**

**32 PRINCES DRIVE**

Sale



**DESCRIPTION**

This beautiful period mid terrace residence is positioned in a highly desirable location close to excellent transport links, amenities, local parks as well as outstanding Schools. Internally there is a hallway which leads to a fantastic lounge with bay window and a modern kitchen/dining room overlooking the rear garden which completes the ground floor accommodation. To the first floor are three well proportioned bedrooms and a stunning modern family bathroom. Externally there is a private low maintenance south facing rear garden with patio area and to the front is a quiet stoned courtyard. 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 3JB

**TENURE**

Freehold with Chief Rent £4.00PA - 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 B

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**