

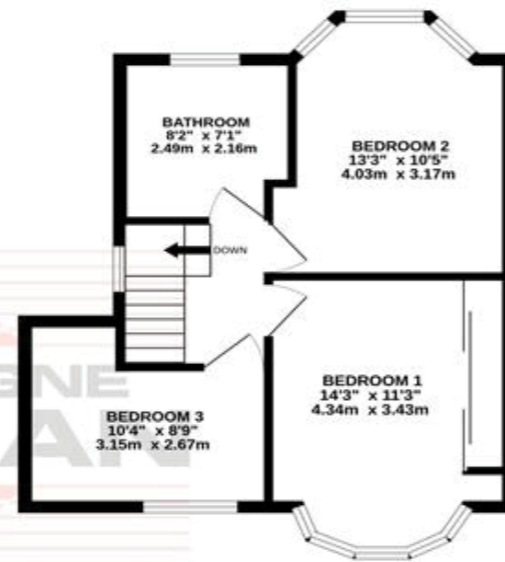
22 PULFORD ROAD
Sale
OFFERS OVER
£500,000



GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 sq.m.) approx.

While 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

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GASCOIGNE HALMAN

Located in a sought after residential area close to some of Trafford's outstanding schools, this traditional semi detached property has been tastefully extended providing a stunning open plan living accommodation and generous bedrooms. The property reveals a beautiful rear garden along with a driveway providing ample off road parking, completing lovely family accommodation.

- Beautifully Extended Semi Detached Residence
- Three Generous Bedrooms
- Stunning Open Plan Kitchen/Dining/Living Room
- Close To Local Amenities & Outstanding Schools

- Benefits From A Downstairs WC & Separate Utility Room with Shower
- South East Facing Private Rear garden

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22 PULFORD ROAD

Sale



Positioned in a quiet and convenient location, this property offers wonderful family accommodation throughout. A beautiful entrance hallway, with downstairs WC and under stair storage leads through to a generous bay fronted lounge. A stunning rear extension provides a modern open plan kitchen/dining/living room with bi-fold doors leading on to the rear garden and also benefits from a separate utility room with the bonus of a shower. To the first floor are three well proportioned bedrooms and a three piece contemporary family bathroom. Externally the property includes a driveway providing off road parking for multiple cars and a private and enclosed south east facing lawned rear garden with patio area.

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 3LP

TENURE

Leasehold - 999 Years from 29th May 1936 - GR £10.00PA

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 C

VIEWING

Viewing strictly by appointment through the Agents.

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



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