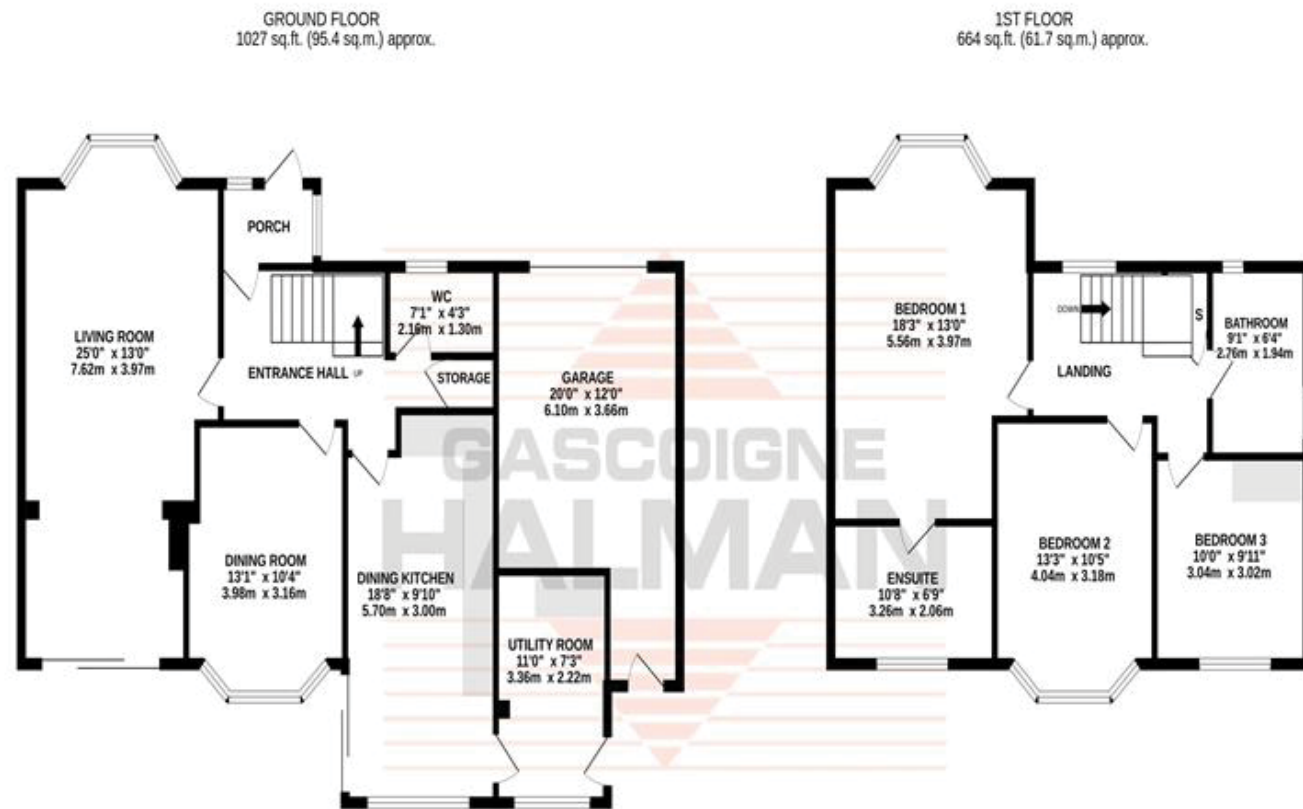
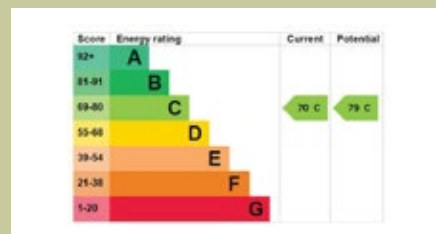


105 MOSS LANE
Sale
GUIDE PRICE
£850,000



TOTAL FLOOR AREA: 1691 sq.ft. (157.1 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

Set within a large plot of 0.2 acres, a handsome detached home, with a wealth of lovingly maintained accommodation, whilst offering exciting scope to enhance and extend, occupying one of the finest settings in Sale, conveniently close to Sale, sought-after schools, key transport links and amenities.

Sale
96, School Road, SALE M33 7XB
0161 962 8700 sale@gascoignehalman.co.uk
gascoignehalman.co.uk



GASCOIGNE HALMAN

- Beautiful Detached Residence
- Three Generous Bedrooms With Master En-Suite
- Downstairs WC And Separate Utility Room

- Off Road Parking And Integral Garage
- South Facing Mature Rear Garden With Patio Area
- Close To Transport Links And Local Amenities

**GUIDE PRICE
£850,000**

105 MOSS LANE

Sale



Occupying a substantial plot on one of the most sought-after roads within Sale, a handsome detached residence, enjoying well maintained and spacious accommodation throughout, whilst representing an exciting opportunity to enhance and extend (subject to PP), with generous mature gardens, and being ideally close to Sale, popular schools, key transport links and local amenities. Approached via a large block-paved driveway, the home begins with charming part rendered elevations, the accommodation begins with a useful storm porch, opening to a welcoming entrance hall, to the right is a large bay-fronted living room with central feature fireplace with twin flanked windows and double doors to the rear, ahead is separate dining room, whilst to the left

of the hall is a dining style fitted kitchen, boasting a range of base and wall units and spacious dining area with oversized window offering views of the rear garden. There is also a useful separate utility room off the kitchen, and a separate w/c off the hall. To the first floor, off the large landing, are three well sized bedrooms, with bedroom one being particularly large in size and benefiting from a modern ensuite shower room and fitted wardrobes, whilst there is also a separate fitted family bathroom. Externally the home is enveloped by a large mature plot, with lawned gardens to three sides, to the front is a well established hedge providing privacy and a large driveway, whilst to the rear is a maturely bordered rear garden with

patio area. The 0.2 acre plot offers an exciting opportunity to extended the home, as many have done on the road, to both side and rear to create a substantial detached home (subject to permissions).
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 5BU
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 G
VIEWING
Viewing strictly by appointment through the Agents.

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



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