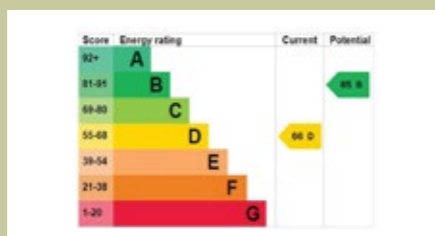


TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.

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.  
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



This wonderful three double bedroom period town house residence has been tastefully decorated throughout, certain to appeal to any discerning buyer. The property is located within walking distance of Sale Metrolink and close to Sale Town Centre as well as ideally positioned close to excellent Primary and Secondary schools.

- Stunning Victorian Town House
- Comprehensively Modernised Throughout
- Three Well Proportioned Bedrooms, Stylish Family Bathroom & Lower Ground Floor Shower Room

- Approaching 1400 sqft Of Accommodation Over Four Floors
- Highly Desirable Town Centre Location Close to Sale Metrolink
- Private & Enclosed Split Level Courtyard Garden

**£495,000**

**15 THORN GROVE**

Sale



Having been comprehensively improved and intelligently remodelled providing a substantial home over four floors, this impressive period home boasts a wealth of lovingly maintained and generously proportioned accommodation, combined with a highly convenient, yet privately tucked away, setting in the heart of Sale town centre, on the doorstep of the metro link, the idyllic canal and useful local amenities. Occupying a commanding elevated position, the home enjoys a pleasant approach with charming red-brick elevations, bay-frontage and striking lintels, steps lead up to a imposing original-style solid wooden door. Upon entry is a welcoming entrance hall, to the left is a

spacious living room with bay-frontage and feature fireplace, ahead of the hall is the second reception/ dining room, leading to a separate refitted modern kitchen. A staircase provides access to the lower ground floor, offering a large versatile layout, with a utility room to the front, a useful modern shower room, open plan fourth reception area/ sitting room enjoying impressive parquet flooring and double doors leading out to the rear garden, and there is also a separate study/ bedroom overlooking the rear garden. To the first floor, off the spacious landing, are two well sized double bedrooms, with the front facing master being particularly large, and a modern larger and refitted family bathroom.

To the second floor is the third bedroom, located in the attic space, with pleasant far-reaching views. Externally the home enjoys a tranquil rear garden with walled boundaries and is laid in attractive York stone paving providing a generous low maintenance courtyard style garden.  
**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 3AA  
**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



gascoignealman.co.uk

**GASCOIGNE HALMAN**