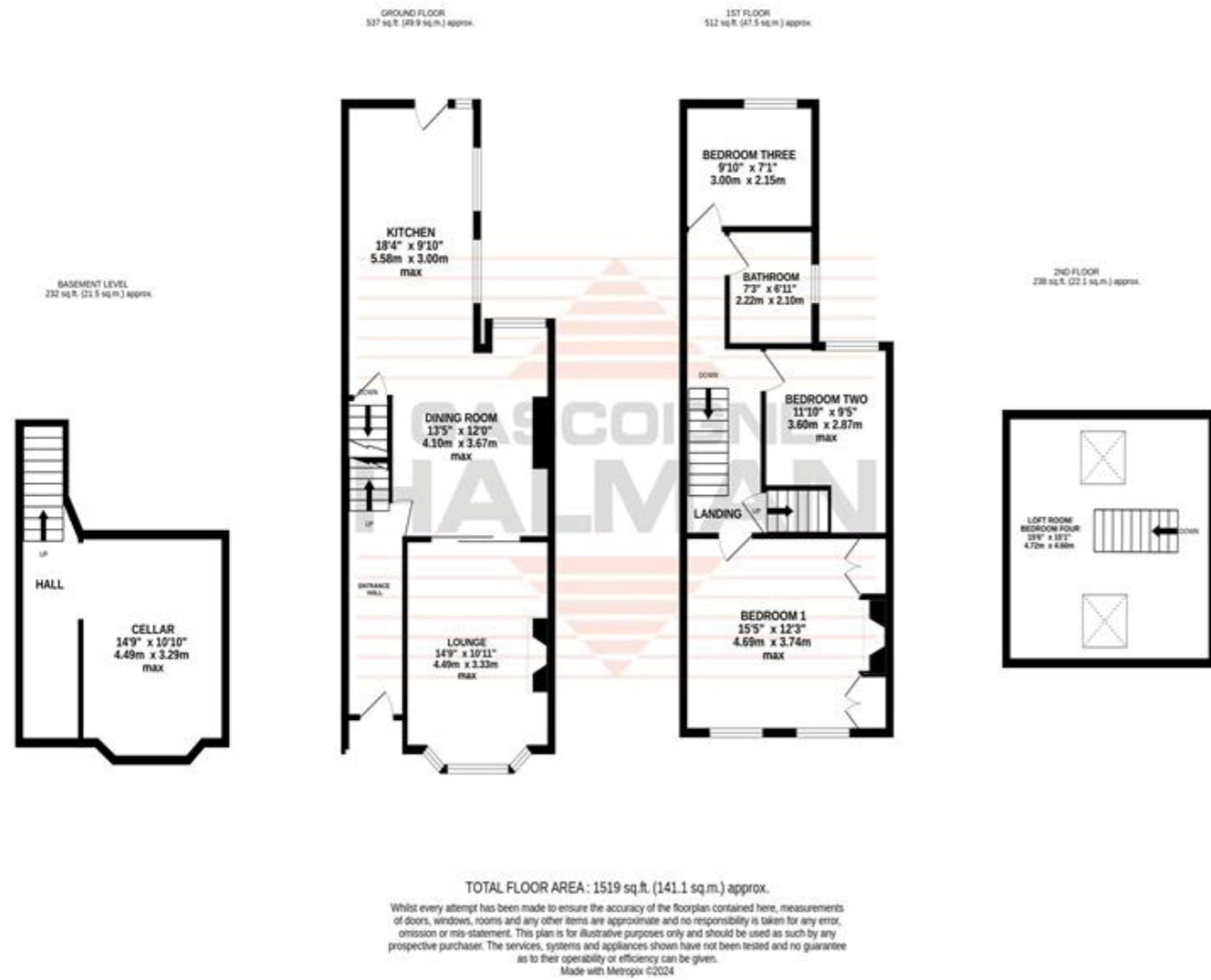


**19 ALICE STREET**  
Sale  
**£485,000**



**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

Prominently positioned with walking distance to Sale Moor Village and all its amenities, this wonderful three bedroom mid terrace offers extensive accommodation over four floors. Boasting modern interior whilst still displaying ample original features throughout and a lawned garden to the rear, this property is certain to appeal to a variety of buyers.

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

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

- Period Mid Terrace Residence
- Three Double Bedrooms & Loft Room
- Beautifully Modernised Whilst Maintaining Period Features

- Within Walking Distance To Sale Moor Village
- Modern Three Piece Family Bathroom
- Useful Cellar Chamber

**£485,000**

**19 ALICE STREET**

Sale



**DESCRIPTION**

]This attractive property is deceptive from the road side in terms of size with accommodation over four floors plus the advantage of cellars. The property boasts superb living space including an impressive open plan kitchen/dining area with access onto the amazing rear garden. The lounge is separated by glass pocket doors and boasts high ceilings and a feature bay window. To the first floor are two double bedrooms plus a modern family bathroom. The loft room/third bedroom is accessed via a staircase from the landing. There is also a generous cellar chamber with potential to convert this area into a habitable space.

The large garden to the rear is a stunning feature with so much privacy, a paved patio area off the back of the house and decking towards the rear.

**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 3JH

**TENURE**

Freehold with Chief Rent - 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



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**GASCOIGNE HALMAN**