

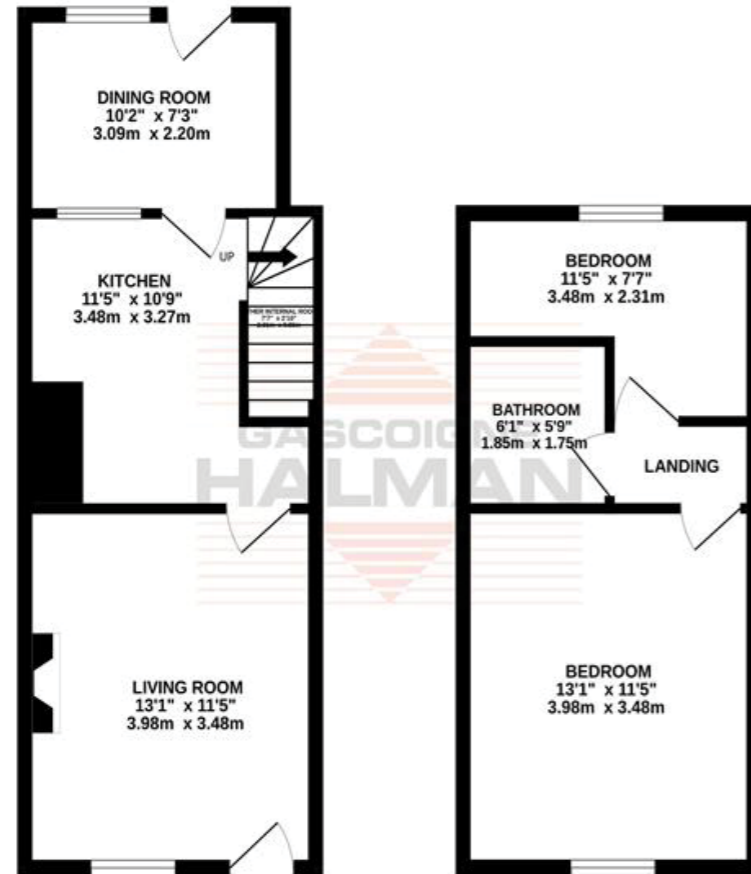
6 HOWELLS AVENUE

Sale

£285,000

GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.

1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA: 602 sq.ft. (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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

Sale

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An attractive terraced home, boasting extended accommodation with two reception rooms, two bedrooms, and modern refitted kitchen and bathroom, set within a highly convenient position only a short stroll to Sale town centre, close to key transport links and local amenities. Ideal for the First Time Buyer, Buy-to-Let Investor or Local Downsizer. *NO CHAIN*

GASCOIGNE HALMAN

- ATTRACTIVE TERRACED HOME
- TWO SPACIOUS RECEPTION ROOMS
- MODERN REFITTED KITCHEN AND BATHROOM

- TWO WELL SIZED BEDROOMS
- LOCATED ONLY A SHORT WALK TO SALE TOWN CENTRE
- NO ONWARD CHAIN

£285,000

6 HOWELLS AVENUE

Sale



DESCRIPTION

Located conveniently to Sale town centre, it's useful amenities and popular schools, a handsome terraced home, enjoying improved accommodation throughout, with a useful ground floor extension, and secluded rear garden, being ideal for the investor, first time buyer or local downsizer.

The accommodation begins with a spacious living room with feature fireplace, opening to a modern refitted kitchen with a range of base and wall units, leading to an extended dining room providing access to the garden.

To the first floor, off the landing, are two bedrooms, with bedroom one being a large double and bedroom two benefiting from fitted wardrobes, whilst there is also a modern refitted bathroom.

Externally there is a secluded and walled courtyard 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 7EU

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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