

5 CRANLEIGH DRIVE

Sale

£385,000



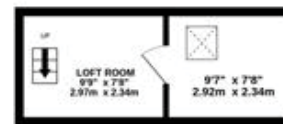
GROUND FLOOR
667 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
131 sq.ft. (12.1 sq.m.) approx.



GASCOIGNE HALMAN

TOTAL FLOOR AREA: 1225 sq.ft. (113.8 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

Sale
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GASCOIGNE HALMAN

A beautifully presented three bedroom mid terrace property located a short walk from Sale town centre, Sale metro station and Friars park. The property has been tastefully extended offering generous living accommodation throughout, generous bedrooms and a private mature rear patio makes this a must view property.

- Beautifully Presented Mid Terrace Residence
- Three Double Bedrooms And Family Bathroom
- Open Plan Lounge/Kitchen/Dining Room

- Rear Extension With Separate Access
- Walking Distance To Sale Town Centre And Local Amenities
- Off Road Parking For Multiple Cars

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This spacious mid terrace residence has been tastefully extended and well maintained throughout. An entrance hallway leads through to a generous open plan lounge/kitchen/dining room, a separate utility room and a downstairs bathroom. There is a rear extension which has a multitude of uses, currently being used as a downstairs bedroom with walk in wardrobe and has its own private entrance. To the first floor there are three generous bedrooms and a three piece family bathroom. Currently the first floor is being used as an self contained apartment with its own kitchen, separate lounge, double bedroom and bathroom, which can easily be converted back to standard living.

There is also a spacious loft room which has been boarded and can be used for ample of storage space. Externally there is driveway providing off road parking for multiple cars, and a private rear patio area. This property is certain to appeal to a variety of buyers.

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 7NT

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 B

VIEWING

Viewing strictly by appointment through the Agents.

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



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