

13 FIELD ROAD

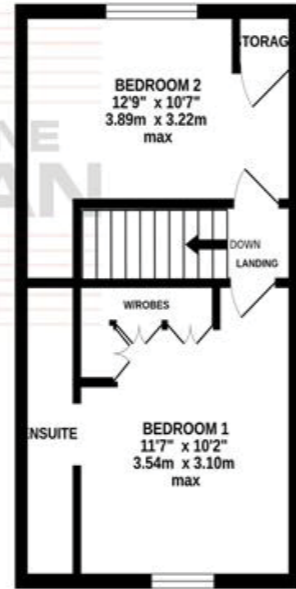
Sale

£275,000

GROUND FLOOR
350 sq ft. (32.5 sq.m.) approx.



1ST FLOOR
283 sq ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 633 sq ft. (58.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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

This attractive two bedroom terrace property, situated in the heart of Aston-on-Mersey village, would be ideal for first time buyers and investors alike. Benefiting from a private and enclosed rear patio garden and having ready to move into accommodation throughout.

- Beautifully Presented Mid Terrace
- Two Double Bedrooms & Ensuite
- Modern Three Piece Bathroom

- Prominently Positioned In The Heart Of Ashton On Mersey Village
- Ideal For First Time Buyers
- Private & Enclosed Large Rear Courtyard

£275,000

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Sale



Situated in the heart of Ashton Mersey village, this two bedroom terrace property will make for a great purchase for the first time buyer. The property is well presented throughout to a high standard throughout and ready to move in. In brief, the property comprises of a bright and spacious lounge leading through to a modern kitchen/diner, a stylish three piece bathroom suite can also be found on the ground floor. Two double bedrooms, master with an ensuite, are located to the first floor and complete the family living accommodation. Externally there is permit parking to the front and a beautifully maintained enclosed garden to 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 5PQ

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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