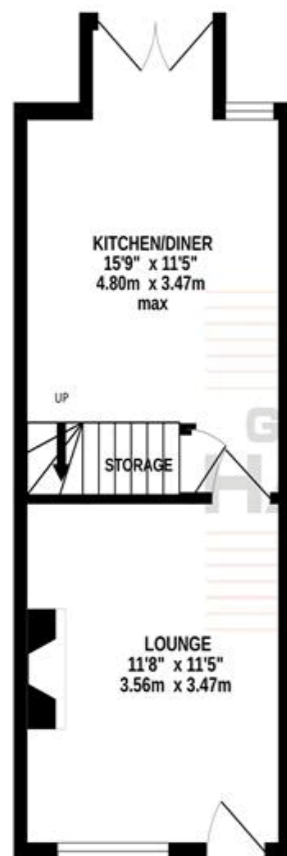


6 EDWARD STREET

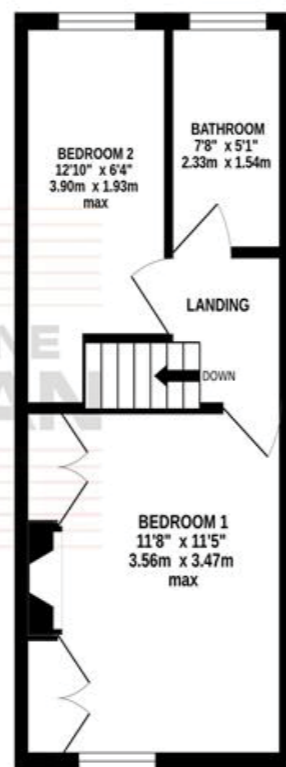
Sale

£280,000

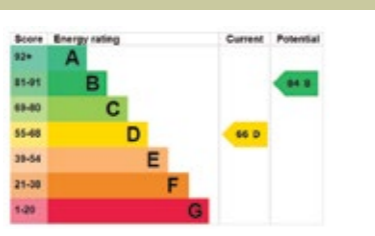
GROUND FLOOR
289 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.3 sq.m.) approx.
While 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 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 Hesign 12/24



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

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignealman.co.uk

gascoignealman.co.uk



Positioned in the heart of Sale Moor village sits this charming period two bedroom mid terrace residence. Occupying a highly desirable location, the property is within easy walking distance to all the amenities of Sale Moor Village which is certain to suit discerning buyers. The property is also surrounded by excellent primary Schools but equally it is conveniently located for the M60 motorway network & Metrolink services

GASCOIGNE HALMAN

- Walking Distance to Sale Moor Village with Ample Amenities
- Close to Excellent Transport Links including the M60 Motorway Network & Sale Waterpark Metrolink
- Charming Two Bedroom Period Terrace Residence

- Highly Desirable Location
- Close to Excellent Schools
- Ideal Purchase For A First Time Buyer

£280,000

6 EDWARD STREET

Sale



DESCRIPTION

This period mid terrace residence reveals excellent accommodation for a variety of buyers, including first time buyers and investors alike. A beautifully presented living room leads through to modern kitchen with French doors opening out onto the rear. A useful understairs storage cupboard completes the ground floor accommodation. To the first floor are two double bedrooms, with one currently used as a home office and a four piece family bathroom. Externally the property includes street parking to the front and a low maintenance courtyard to the rear.

The property is prominently positioned within walking distance to Sale Moor Village as well as excellent transport links such as Metrolink stops, motorway networks and bus links.

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 3HL

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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