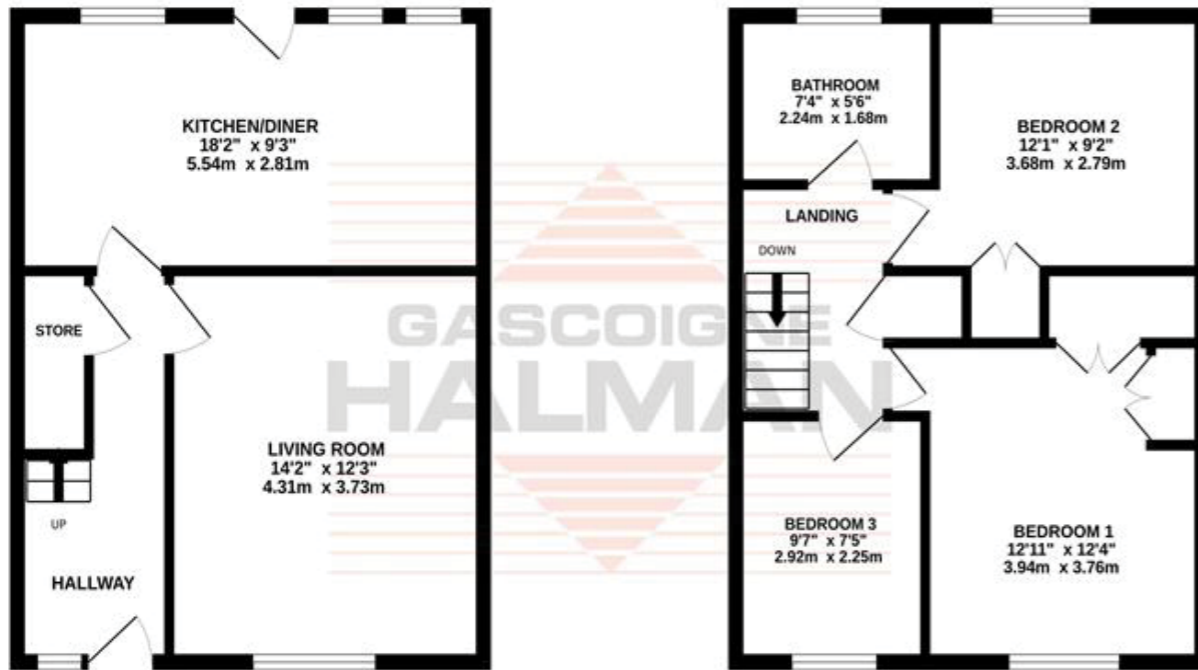


GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 849 sq.ft. (78.9 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 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

This well presented three bedroom family home, positioned in a quiet cul-de-sac location, reveals contemporary accommodation throughout. The property sits close to excellent primary & secondary Schools with convenient access for the M60 motoway network as well as the Sale Waterpark or Northern Moor Metrolink.

- Highly Desirable Cul-De-Sac Location
- Ample Available Parking
- Close to Limetree Primary Academy

- Contemporary Accommodation Throughout
- Fabulous Three Bedroom Mid Terrace Residence
- Boarded Loft with Loft Ladders Offering Ideal Storage

£315,000

5 WEAVERHAM WALK

Sale



Internally the property includes an inviting entrance hallway with useful understairs storage. A spacious living room is complimented by a stylish kitchen dining room with leads out to a privately enclosed low maintenance rear garden. To the first floor are three well proportioned bedrooms, all of which include a range of fitted wardrobes. There is also a landing storage cupboard as well as loft storage with a pull down loft ladder. Completing the accommodation is a modern family bathroom. Externally the property includes private front and rear gardens along with parking being available 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 2SN

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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