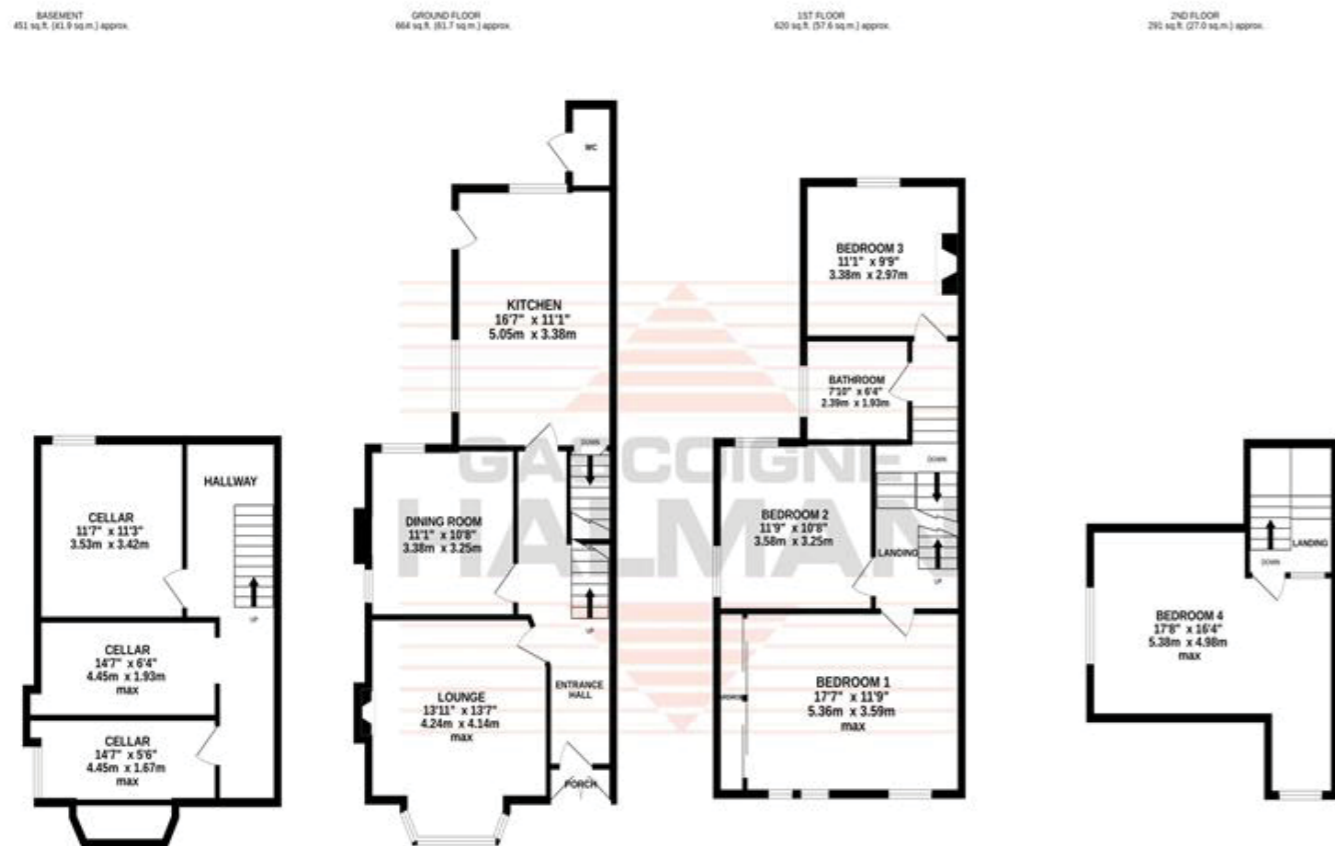


44 BARKERS LANE

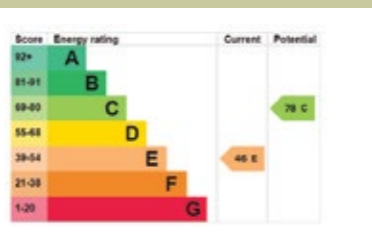
Sale

£650,000



TOTAL FLOOR AREA: 2025 sq.ft. (188.1 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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NOTICE
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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignealman.co.uk

gascoignealman.co.uk



Prominently positioned on one of Sale's most sought after roads, within close proximity to St Marys Primary School, sits this beautiful period semi detached property. It offers great family space over four floors revealing an abundance of period features throughout including; a spacious kitchen, two separate reception rooms, stylish bathroom, four generous bedrooms and well maintained secure outside space along with off road parking.

GASCOIGNE HALMAN

- Period Semi Detached Residence
- Four Generous Bedrooms
- Cellar Chambers Ripe For Conversion (STPP)

- Located On One Of Sales Most Popular Roads
- Close To St Marys Primary School & Excellent Transport Links
- Off Road Parking & Secluded Rear Garden

£650,000

44 BARKERS LANE

Sale



DESCRIPTION

This period semi detached property is beautifully presented throughout and offers excellent family space over four separate floors. An entrance hall opens to a lounge with feature bay window and separate dining room with dual aspect windows. A spacious kitchen with access to the rear garden completes the ground floor accommodation. Off the kitchen is a staircase leading down to the basement, enjoying a multi-chamber cellar, offering exciting scope for a full conversion (STPP) or providing an outstanding wealth of storage space.

To the first floor of the property is a split level landing with three well proportioned bedrooms and a three piece suite family bathroom. The second floor of the property offers a sizeable further bedroom. Externally the property has beautiful outside spaces with an enclosed secure garden to the rear of the property that offers off road parking, as well as outhouse with plumbing for an outside WC if desired and well maintained and established garden to the front.

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 6RG

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 E

VIEWING

Viewing strictly by appointment through the Agents.

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



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