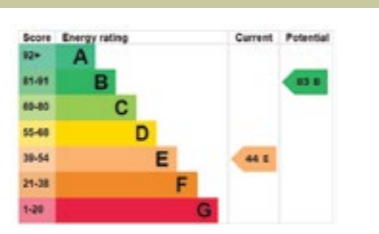
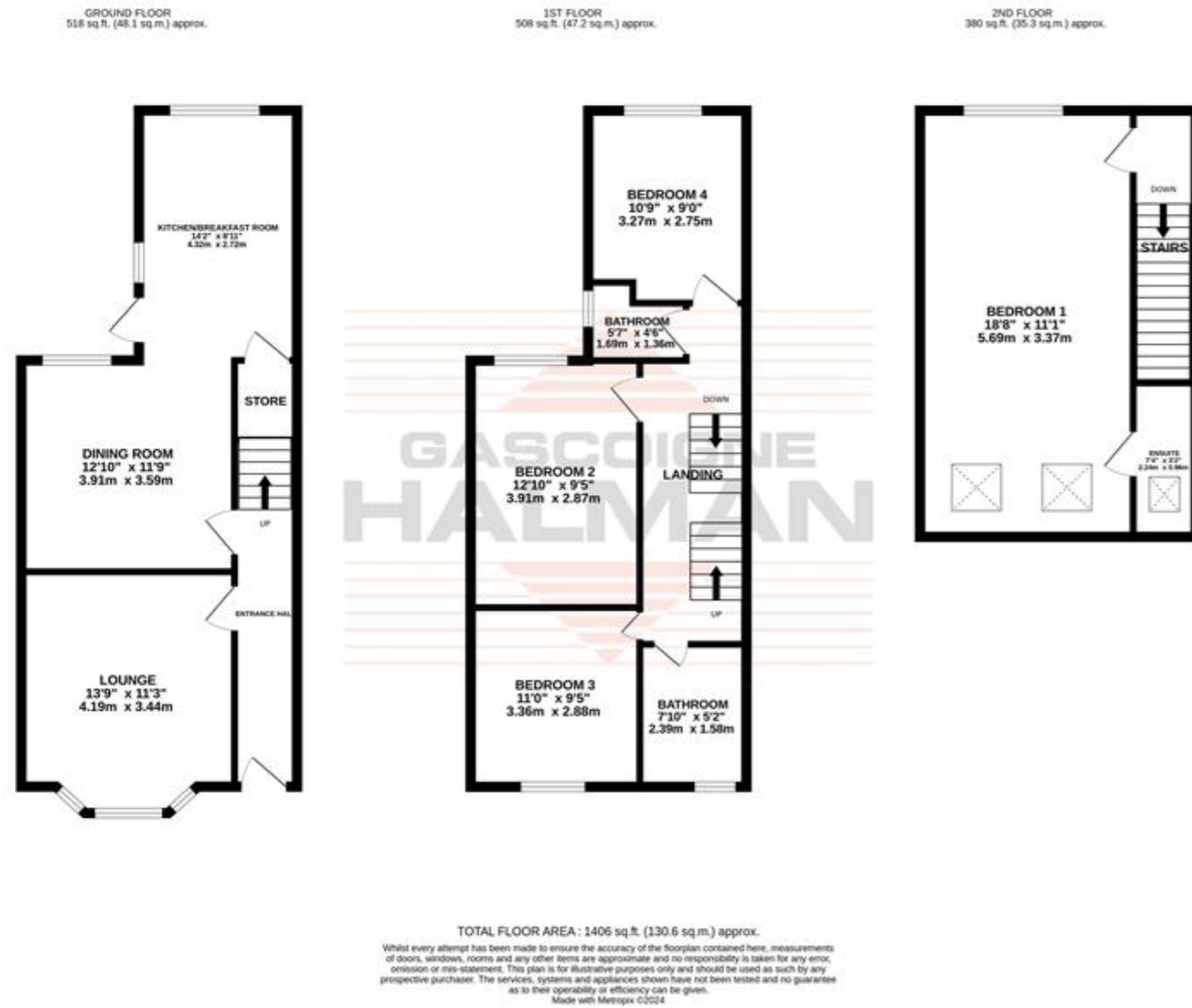


40 ABBEY ROAD

Sale

£489,950



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



GASCOIGNE HALMAN

This stunning period end terrace residence occupying a desirable location close to Sale Town Centre and Park Road Primary School. The property reveals original features whilst being modernised through out and offers ample of living accommodation spread over three floors, certain to appeal to a variety of buyers.

- Beautifully Presented End Terrace Residence
- Four Generous Double Bedrooms
- Modern Three Piece Family Bathroom And Master En-Suite

- Stunning Open Plan Kitchen/Dining Room
- Walking Distance Of Sale Town Center And Local Amenities
- Superb Location On Doorstep Of Park Road Primary School

£489,950

40 ABBEY ROAD

Sale



DESCRIPTION

This fantastic period residence offers beautiful accommodation throughout. A generous entrance hallway leads to a stylish lounge with bay window, a separate open plan kitchen/dining room which is completed to a high standard and also benefits from under stair storage, completing the ground floor accommodation. To the first floor, the property includes a landing which branches out to three well proportioned bedrooms and a modern three piece family bathroom, whilst also benefiting from a separate WC. The second floor provides a stunning loft conversion creating an impressive master bedroom with en-suite shower room and ample of storage.

The property is conveniently located for Park Road Primary School and Sale Town Centre which is ideal for someone looking for a beautiful family home.

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 6HT

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 C

VIEWING

Viewing strictly by appointment through the Agents.

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



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