

3 GAYDON ROAD

Sale

OFFERS OVER

£425,000

GROUND FLOOR
589 sq ft. (52.9 sq.m.) approx.



1ST FLOOR
407 sq ft. (37.8 sq.m.) approx.

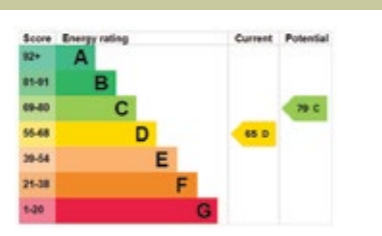


2ND FLOOR
124 sq ft. (11.5 sq.m.) approx.



TOTAL FLOOR AREA: 1100 sq ft. (102.2 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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THE AREAS LEADING ESTATE AGENCY

Sale
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GASCOIGNE HALMAN

This beautifully presented semi detached family home occupies a highly desirable location close to The Firs Primary School as well as Ashton on Mersey Secondary School. The property reveals spacious living accommodation through out and is certain to appeal to a variety of buyers.

- Beautifully Presented Semi Detached Residence
- Three Generous Bedrooms
- Modern Open Plan Kitchen/Dining Room

- Walking Distance to The Firs Primary School
- Off Road Parking
- Conveniently Positioned for Ashton on Mersey Village

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DESCRIPTION

This wonderful semi detached residence is positioned in a highly desirable residential family location with easy access to Ashton on Mersey village. Internally an entrance hallway branches out to a generous lounge with bay window and a modern open plan kitchen/dining room, with breakfast bar. Accessed through the kitchen is a spacious conservatory which has a multitude of uses and also provides access to the rear garden through double french doors. To the first floor are three well proportioned bedrooms and a four piece family bathroom. A range of fitted wardrobes are displayed in the master bedroom and these provide excellent

storage. The property also benefits from a loft room, providing further storage and has ample of potential to convert (STPP). Externally the driveway provides ample parking whist to the rear is a spacious private garden with storage space.

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 5DY

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 D

VIEWING

Viewing strictly by appointment through the Agents.

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



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