

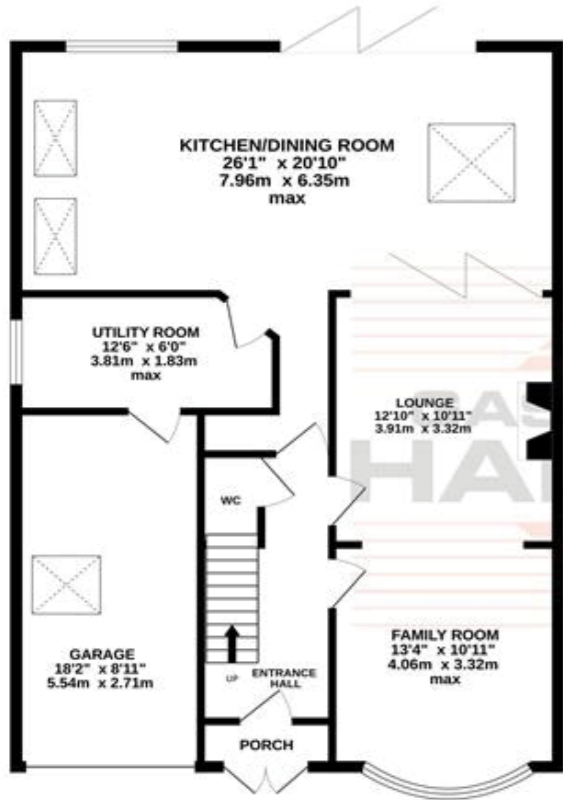
12 ALMA ROAD

Sale

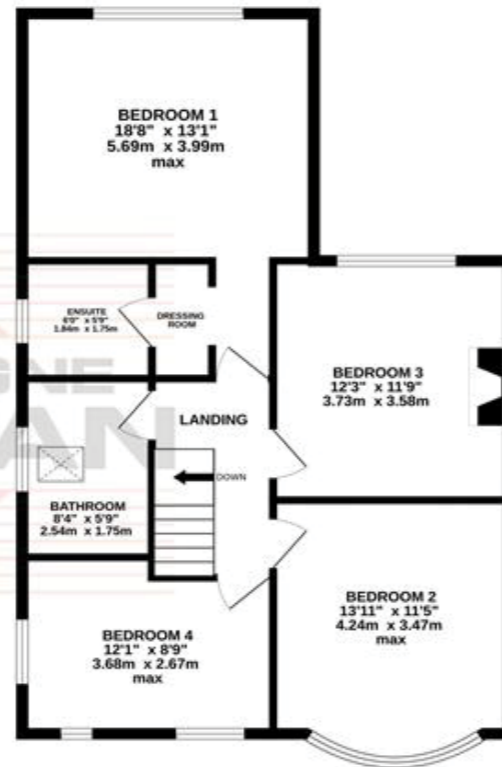
£635,000



GROUND FLOOR  
963 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 1709 sq.ft. (158.8 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 simply stunning four bedroom semi detached residence has been beautifully extended creating the ideal family home. The property offers an abundance of lovely features such two bright & spacious reception rooms, stunning open plan kitchen/dining room and driveway providing off-road parking.

- Bay Fronted Semi Detached Residence
- Beautiful Open Plan Kitchen/Dining Room With Bi-Folding Doors
- Carefully Extended in 2019 To Create Wonderful Family Accommodation

- Master Bedroom Suite With Dressing Room & En-suite
- Off Road Parking To The Front & Integral Garage
- Close To Excellent Schools & Transport Links

**£635,000**

**12 ALMA ROAD**

Sale



**DESCRIPTION**

Positioned in a desirable family setting close to the outstanding Tyntesfield Primary School with easy access to Sale, Timperley & Altrincham, this superb property is certain to appeal to a variety of discerning buyers. A beautiful bay fronted semi detached residence which was tastefully extended and modernised throughout in 2019 by an award winning residential architect, whilst still holding an abundance of lovely features. Internally, the property comprises of; an entrance hallway with useful WC, a bay fronted family room through lounge with bi-folding doors opening to an beautiful open plan kitchen/dining room.

With three large sky lights and a further set of bi-folding doors out onto the rear garden, they room is flooded with ample natural daylight. A spacious utility room and integral garage complete the ground floor accommodation. To the first floor are four spacious double bedrooms, with master bedroom suite boasting a dressing room and three piece ensuite bathroom, and contemporary modern family bathroom. Externally, the property offers a drive way providing ample off road park leading to a integral garage. A private and enclosed garden can also be found 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 4HB

**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 D

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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