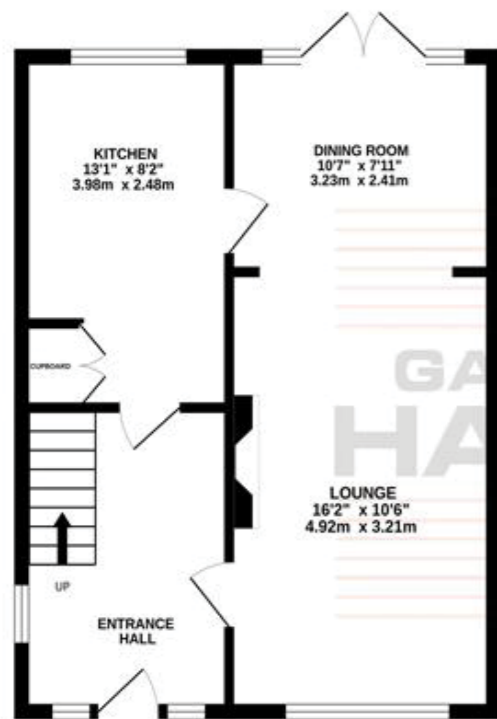
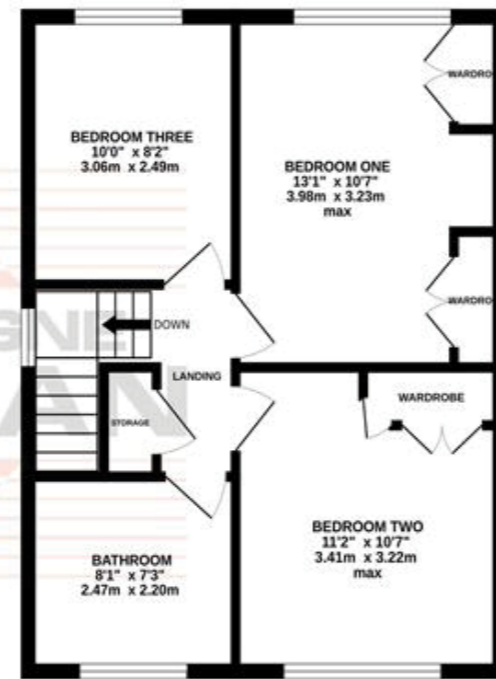


**44 SANDILANDS ROAD**  
Manchester  
**£389,950**

GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.

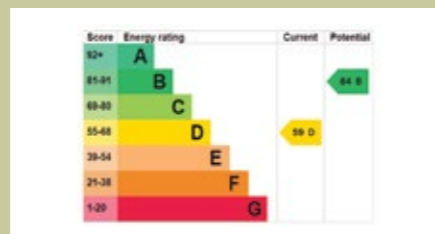


1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 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  
96, School Road, SALE M33 7XB  
0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

A beautiful semi detached residence which has been tastefully modernised forming a spacious contemporary family home. This remarkable residence is positioned in a desirable location close to excellent transport links and local amenities, boasting open lounge/dining room, three double bedrooms and a private rear garden.

- Beautiful Semi Detached Family Residence
- Spacious Open Lounge/Dining Room
- Three Double Bedrooms & Family Bathroom

- Large Rear Garden With Patio Area
- Prominently Positioned Close To Excellent Schools, Transport Links & Local Amenities
- Ample Off Road Parking With EV Charger

£389,950

44 SANDILANDS ROAD

Manchester



**DESCRIPTION**

This wonderful family home offers accommodation approaching 1000 sqft and is positioned within walking distance of Sandilands Primary School with excellent transport links on the doorstep and ample local supermarkets such as Aldi, Lidl & Tesco are all within striking distance. Timperley Village & Sale town centre are also easily accessible and the location is highly convenient. A large entrance hallway leads through to a generous open lounge and dining room providing plenty of entertaining space with double doors leading on to the rear patio. A modern kitchen with large understairs storage space complete the ground floor accommodation.

The first floor reveals three double bedrooms and a contemporary family bathroom includes a modern three piece suite. Externally the property includes a driveway providing ample off road parking including an EV charger and to the rear is a privately enclosed rear garden with a paved patio area.

**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: M23 9JW

**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**

Manchester City Council - 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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GASCOIGNE HALMAN