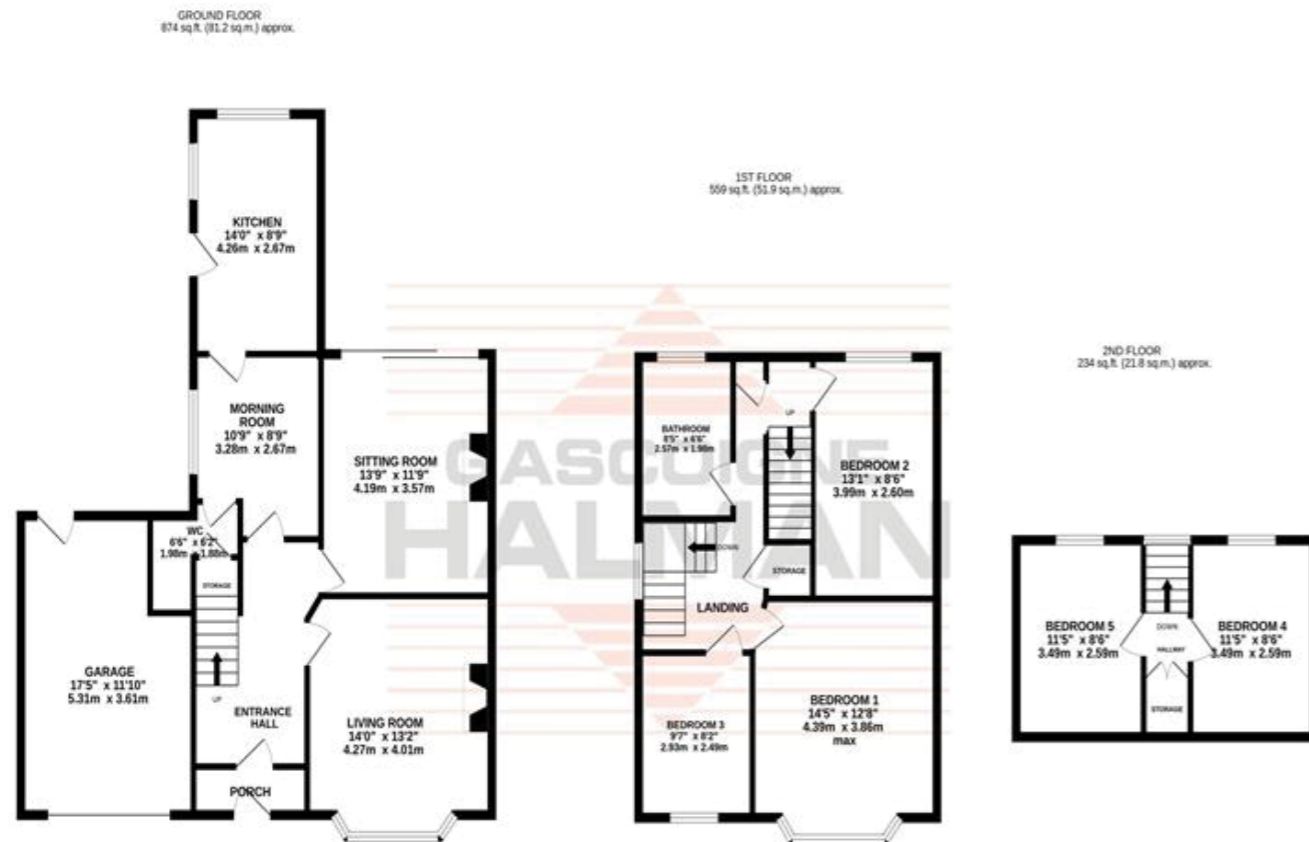
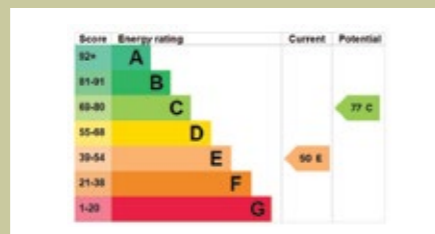


86 CHURCH LANE
Sale
OFFERS OVER
£615,000



TOTAL FLOOR AREA: 1667 sq.ft. (154.9 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
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

This characterful period five bedroom semi detached family residence is positioned in a highly desirable location, within walking distance of Ashton on Mersey Village. The property benefits from three reception rooms, five double bedrooms, downstairs WC as well as a modern family bathroom. In addition, there is a lovely rear garden, large attached single garage and off-road parking for two cars

- Semi Detached Family Residence
- Desirable Location Close To Local Amenities & Excellent Schools
- Five Generous Bedrooms & Family Bathroom

- Within Walking Distance To Ashton On Mersey Village
- Lovely Rear Garden & Off-Road Parking for Two Cars
- Certain To Appeal To A Variety Of Buyers

**OFFERS OVER
£615,000**

86 CHURCH LANE

Sale



DESCRIPTION

This semi detached family home provides extensive family accommodation arranged over three floors. Located on the popular Church Lane, this property is in a desirable location close to Ashton on Mersey Village with all the amenities it has to offer. An entrance hall leads to all the reception rooms which include a living room, sitting room, morning room and ground floor WC. A bright and spacious kitchen completes the ground floor accommodation. To the first floor the landing provides access to a modern family bathroom as well as three generous well presented bedrooms. Two further double bedrooms can be found to the second floor.

Externally the property benefits from a large attached garage with a separate pedestrian access door and through vehicular access to the rear if required. There are attractive mature gardens with a patio and secluded seating area 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 5QG

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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