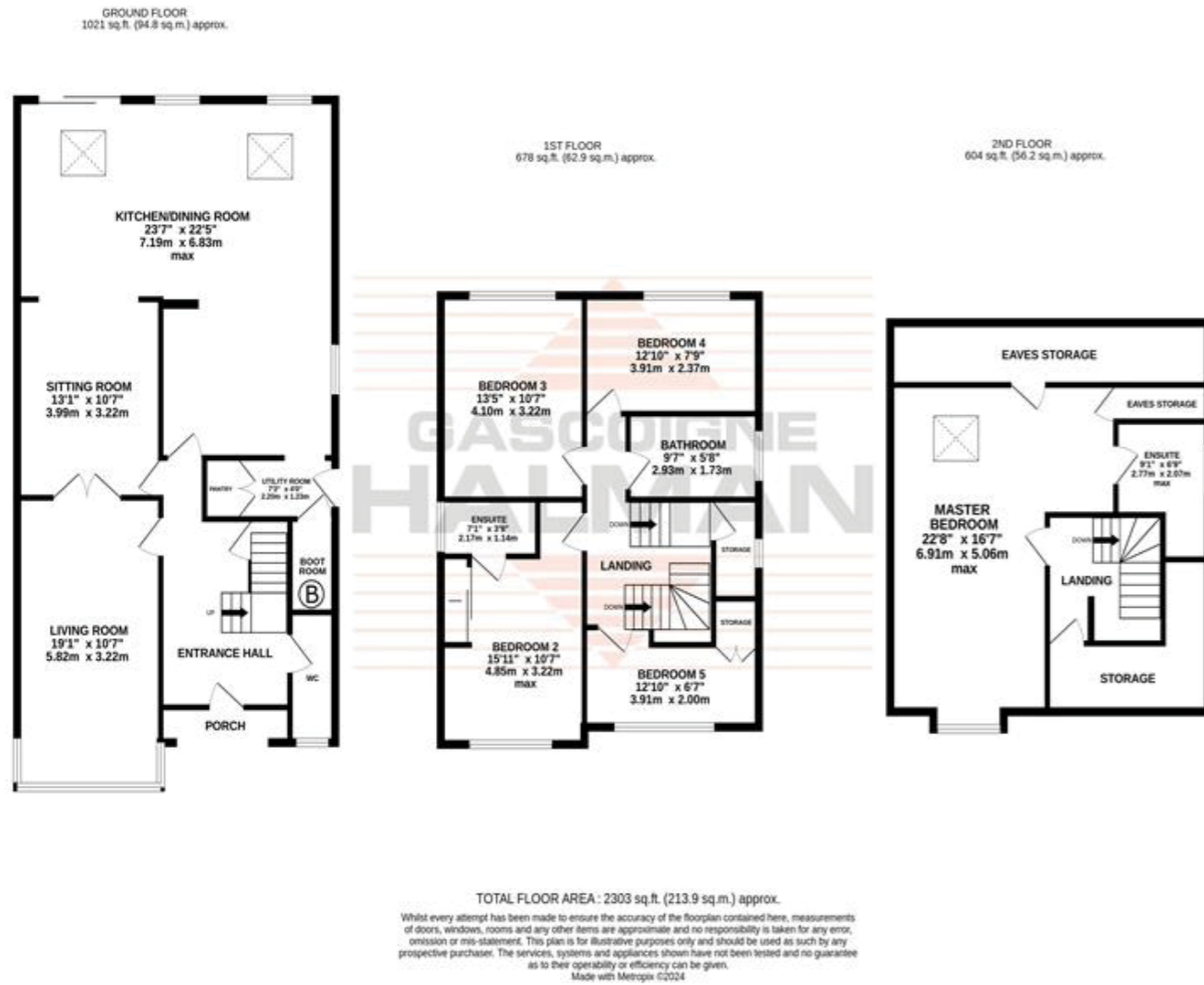


26A MARSLAND ROAD

Sale

£860,000



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

Boasting over 2300 sqft of wonderful family accommodation is this beautifully presented detached residence. Prominently positioned within walking distance to Sale Moor Village, some of Traffords outstanding schools and excellent transport links, this property is certain to appeal to someone looking for their next family home.

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Imposing Modern Detached Residence
- Five Magnificent Double Bedrooms
- Immaculate High Specification Finish Throughout

- Close to Sale Moor Village, Sale Town Centre & Sale Metrolink
- Prominently Positioned Set Back From The Road
- Must Be Viewed To Be Appreciated

£860,000

26A MARSLAND ROAD

Sale



Having been tastefully extended and modernised throughout, this magnificent detached residence must be viewed to be appreciated. On entering the property, there is a grand entrance hallway with useful WC and understairs storage cupboard and grants access to a large living room with French doors opening to a further sitting room. To the rear is a stunning open plan kitchen/dining room with additional boot room and storage space. To the first floor are four generous bedrooms, one with ensuite shower room, and a beautiful three piece family bathroom. There is also a further storage cupboard off the first floor landing.

The master suite can be found on the second floor and boasts large windows allowing ample natural day light to flood the room. Off the bedroom is a modern ensuite shower room. Externally, the property is set back from the road and boasts ample off road parking to the front and low maintenance rear garden.

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 3HQ

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 E

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignehalman.co.uk

GASCOIGNE HALMAN