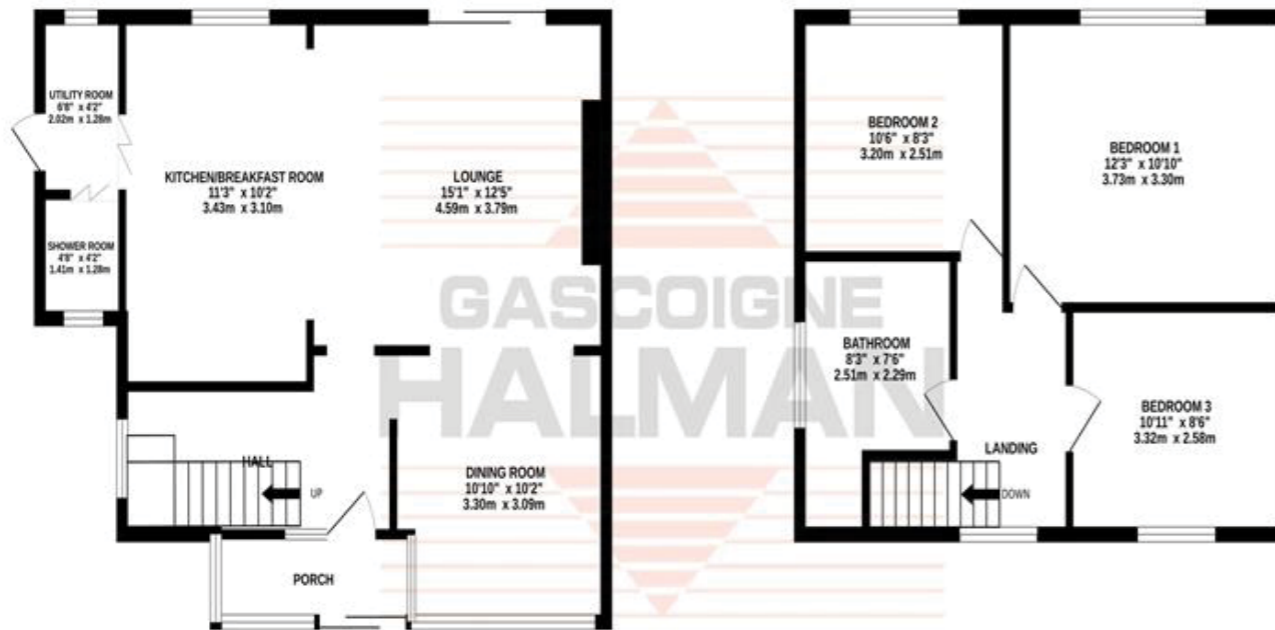


1 MELBECKS WALK
 Manchester
£375,000

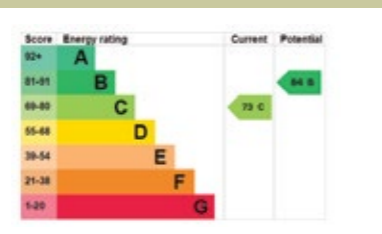
GROUND FLOOR
 581 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR
 475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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

This beautiful semi detached family home sits on a generous plot and is conveniently positioned for excellent Schools, transport links such as the local Metrolink as well as the M60 Motorway network. Internally the property has been tastefully modernised throughout creating open plan living with three good sized bedrooms. Must be viewed to appreciate in full.

- Beautiful Semi Detached Residence
- Three Generous Bedrooms & Modern Four Piece Bathroom
- Stunning Open Plan Kitchen/Dining/Living Room

- Separate Utility Room & Downstairs Shower Room
- Gated Driveway With Off Road Parking
- Conveniently Located For Metro Link And Motorway Access

£375,000

1 MELBECKS WALK

Manchester



DESCRIPTION

This fantastic family home is certain to suit a variety of buyers. Internally a porch way opens on to a bright hallway which leads through to a stunning open plan kitchen/dining/living room with sliding doors opening on to the rear garden. Off the kitchen is a separate utility room and a downstairs shower room completing the ground floor accommodation. To the first floor the accommodation is deceptively spacious with three well presented bedrooms and a modern four piece family bathroom.

Externally a gated driveway provides off road parking for multiple cars, with a generous side and frontal garden, whilst to the rear is private enclosed south west facing garden with brick build outhouse, promoting excellent storage.

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 0HL

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 B

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN