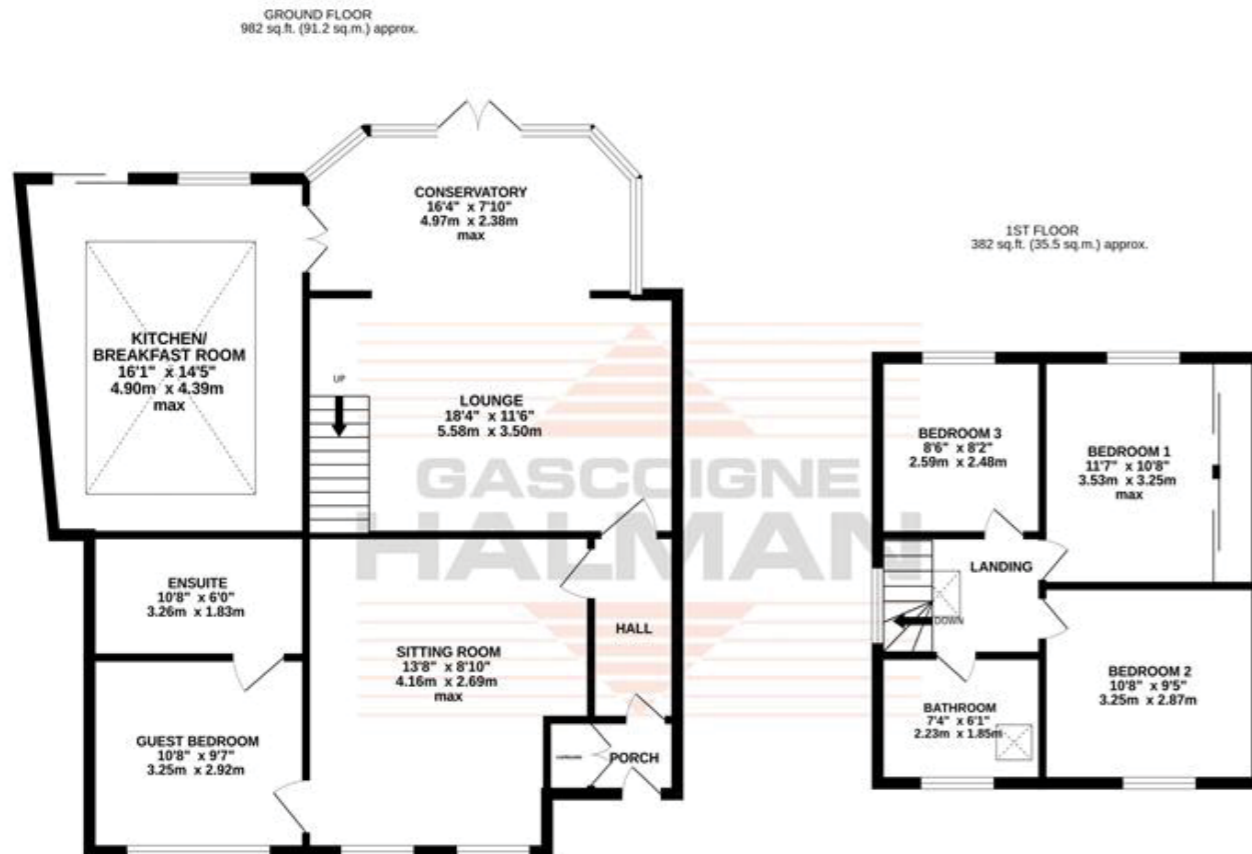


**13 FAIRWAY AVENUE**  
Manchester  
**£575,000**



TOTAL FLOOR AREA: 1364 sq.ft. (126.8 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  
96, School Road, SALE M33 7XB  
0161 962 8700 sale@gascoignehalman.co.uk  
gascoignehalman.co.uk



This superbly proportioned family home has undergone a complete programme of modernisation and renovation throughout. The location is ideal being well placed for the surrounding network of motorways and access to the Metrolink service at Brooklands and Baguley providing a commuter service into Manchester. Timperley village is also close by for shopping and Sandilands Primary School is on the doorstep making this link detached an ideal family home.

**GASCOIGNE HALMAN**

- Beautifully Presented Link Detached Residence
- Modernised To High Standard Throughout
- Three Double Bedrooms & Guest Bedroom With Ensuite

- Two Spacious Reception Rooms & Modern Kitchen/ Breakfast Room
- Well Maintained Garden & Off Road Parking
- Conveniently Positioned In Residential Area Close To Schools

**£575,000**

**13 FAIRWAY AVENUE**

Manchester



**DESCRIPTION**

This wonderful home has been completely renovated in recent years and offers ample living space throughout. On entering, an entrance hall branches off to a sitting room with additional guest bedroom and ensuite shower room. To the rear is a large lounge with dining room/ conservatory offering access out on to the rear garden. The ground floor is completed by a modern kitchen is fitted with a range of high gloss wall and base units and a large sky light allowing ample natural daylight to flood the room. To the first floor there are three excellent double bedrooms and modern bathroom.

Occupying an enviable plot, the property stands within mature gardens with an impressive raised decking seating area to the rear incorporating a brick built barbecue area. The gardens extend across the rear of the property and to the front, a paved driveway provides off road parking.

**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 9JP

**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 D

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**