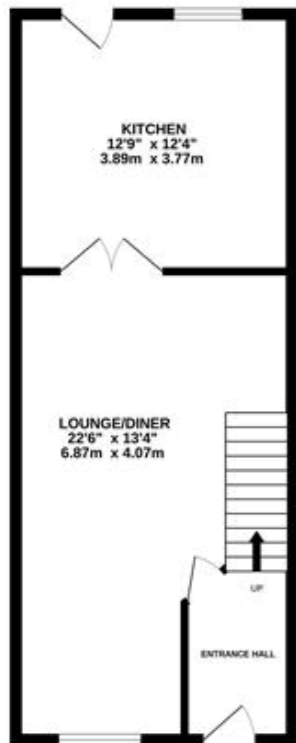


18 SIMONS CLOSE

Sale

£435,000

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.

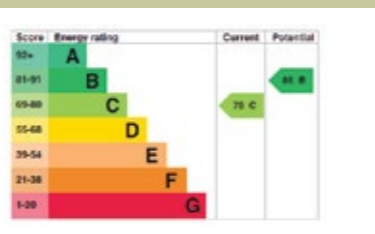


2ND FLOOR
166 sq.ft. (15.4 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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@gascoignealman.co.uk
gascoignealman.co.uk



This beautifully presented mid terrace property has been tastefully updated offering modern living accommodation through out. Benefiting from three well proportioned bedrooms, spacious family bathroom & low maintenance rear garden.
Positioned on a quiet and convenient cul-de-saq, close to local amenities and excellent transport links the property must be viewed to be appreciated. No Chain.

GASCOIGNE HALMAN

- Recently Modernised Mid Terrace Residence
- Three Well Proportioned Bedrooms
- Open Plan Lounge/Dining & Modern Kitchen

- Frontal Off Road Parking & Rear Parking For Residence Only
- Close To Local Amenities & Transport Links
- No Chain

£435,000

18 SIMONS CLOSE

Sale



This extended mid terrace property provides spacious accommodation throughout and is certain to appeal to a variety of buyers. In brief comprises of an entrance hall, leading through to a spacious open plan lounge/dining room with double doors opening in to a modern kitchen. To the first floor there are two double bedrooms and a three piece family bathroom. A recently converted loft provides a generous third bedroom and completes the living accommodation. Externally, there is low maintenance private rear garden with decking area and lawned grass. The property benefits from off road parking to the front and to the rear there is residence parking only. No chain.

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 7RY

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 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