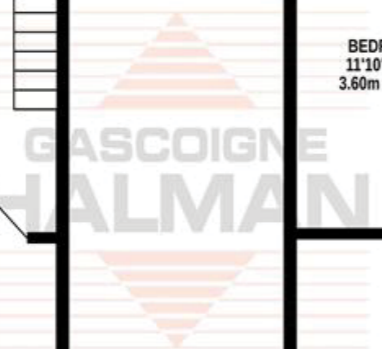
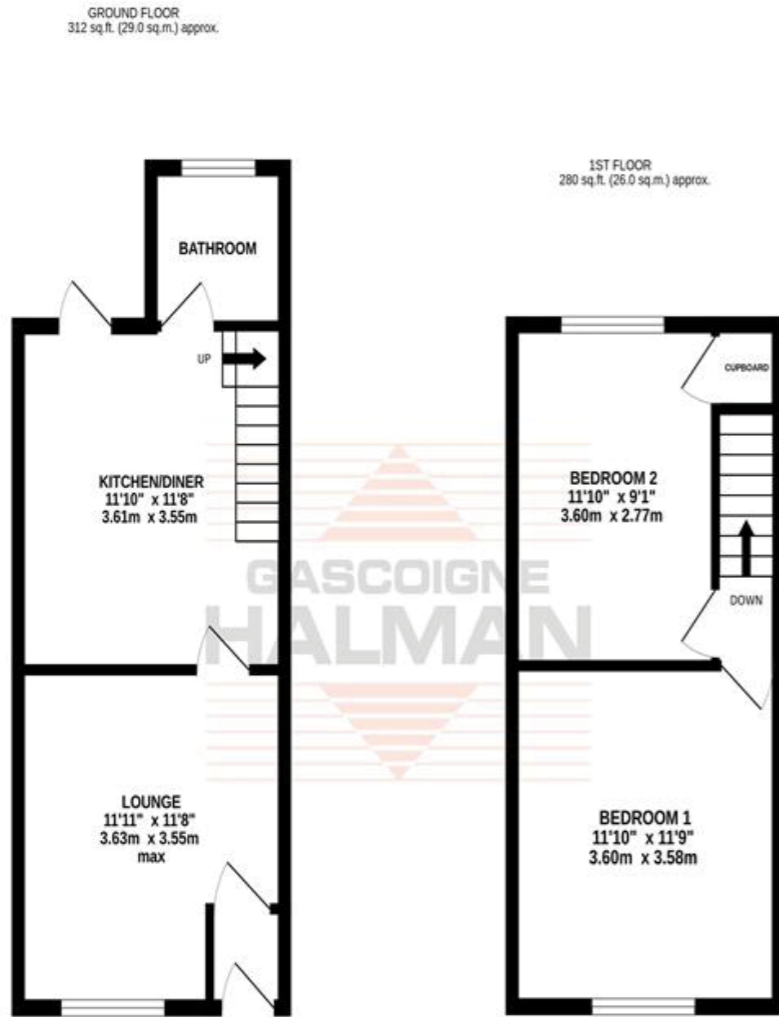
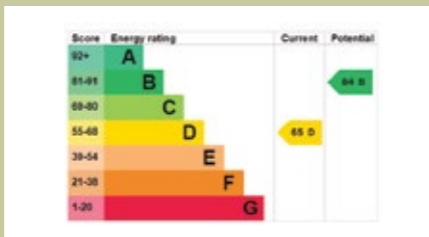


**16 GORDON AVENUE**  
 Sale  
**OFFERS OVER**  
**£260,000**



TOTAL FLOOR AREA- 592 sq.ft. (55.0 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 misstatement. 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.  
 Made with Hozonq 1/2024



**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

This charming two bedroom period terraced property is filled with authentic features and is located in a cul-de-sac location just off Glebelands Road. Benefiting from spacious interior accommodation together with being within close proximity to a range of local amenities and transport links, this is bound to appeal to a wide range of buyers.

Sale  
 96, School Road, SALE M33 7XB  
 0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**



- Beautifully Charming Period Terrace Property
- Within Walking Distance To Dane Road Metro Link & Easy Access To Surrounding Motorway Network
- Spacious Lounge & Contemporary Kitchen/Dining Space

- Two Bedrooms & Three Piece Family Bathroom
- Ideal Property For A Wide Range Of Buyers
- Courtyard Garden To The Rear

**OFFERS OVER  
£260,000**

**16 GORDON AVENUE**

Sale



**DESCRIPTION**

This charming two bedroom period terraced property is filled with authentic features and is located in a cul-de-sac location just off Glebelands Road. Benefiting from spacious interior accommodation together with being within close proximity to a range of local amenities and transport links, this is bound to appeal to a wide range of buyers.

**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 6LD

**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 B

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**