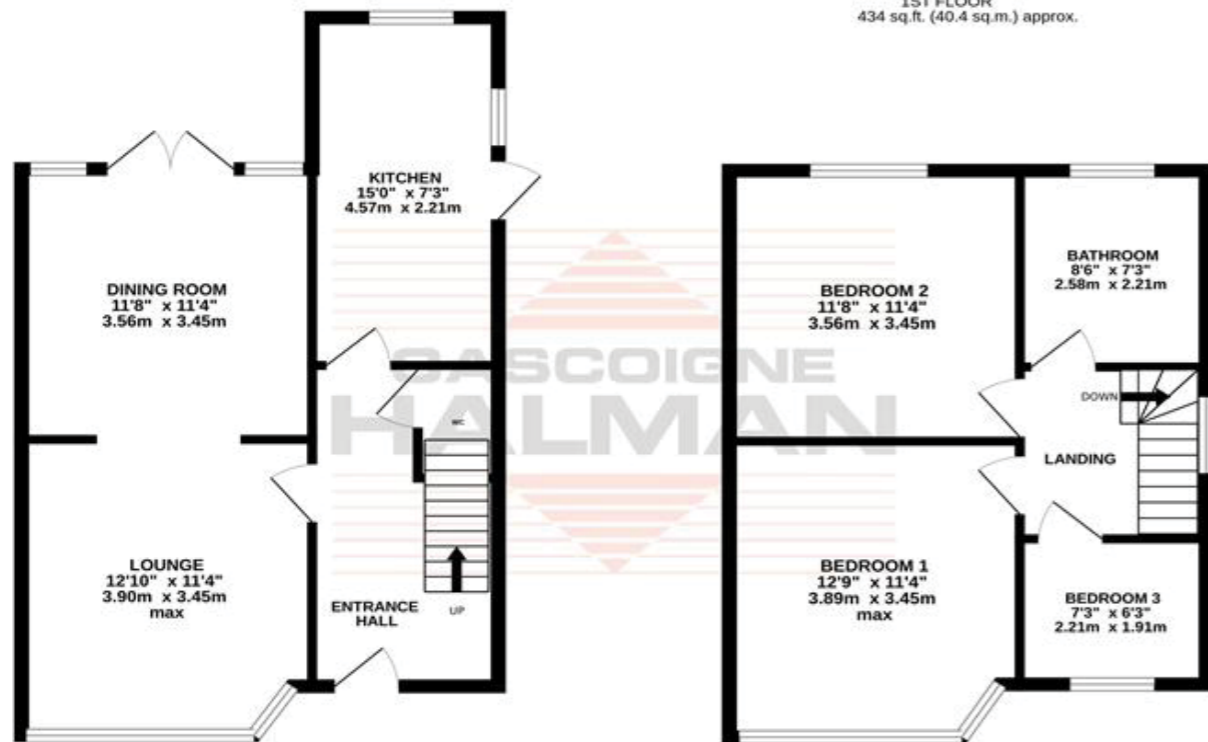


97 MANLEY ROAD

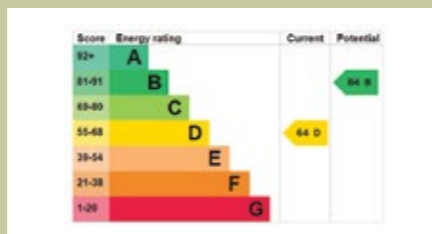
Sale

£415,000

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.3 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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NOTICE
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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

An attractive bay-fronted semi-detached home, with stylishly enhanced and spacious accommodation throughout, with two reception rooms and three bedrooms, boasting a landscaped rear garden with tree-lined outlook, and being ideally located close to Sale, popular schools, key transport links and local amenities.

- Attractive Bay Fronted Semi Detached
- Two Spacious Reception Rooms & Fitted Kitchen
- Three Well Sized Bedrooms
- Private Rear Garden With Tree Lined Outlook

- Convenient Location Close To Sale, Popular Schools & Key Transport Links
- Must Be Viewed To Be Appreciated

£415,000

97 MANLEY ROAD

Sale



Approach via a large block-paved driveway, the attractive bay-fronted home begins with a welcoming entrance hall, opening to a spacious bay-fronted living room complete with wall-hung fireplace, and leads on to a rear dining room enjoying twin doors to the rear garden, whilst ahead of the hall is a modern fitted separate kitchen with side door. A downstairs WC completes the ground floor accommodation.

To the first floor, off the spacious landing, are three well sized bedrooms, with bedroom one and two being doubles in size, and a modern refitted shower room with stylishly marble-grained tiling and black detailing.

Externally the home enjoys as private landscaped rear garden with fenced boundaries, flagged patio and lawned garden. AGENTS NOTE - Please be aware the final third of the rear garden, as with most on the street, is owned by the council, and is subject to a ground rent.

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 4EW

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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