

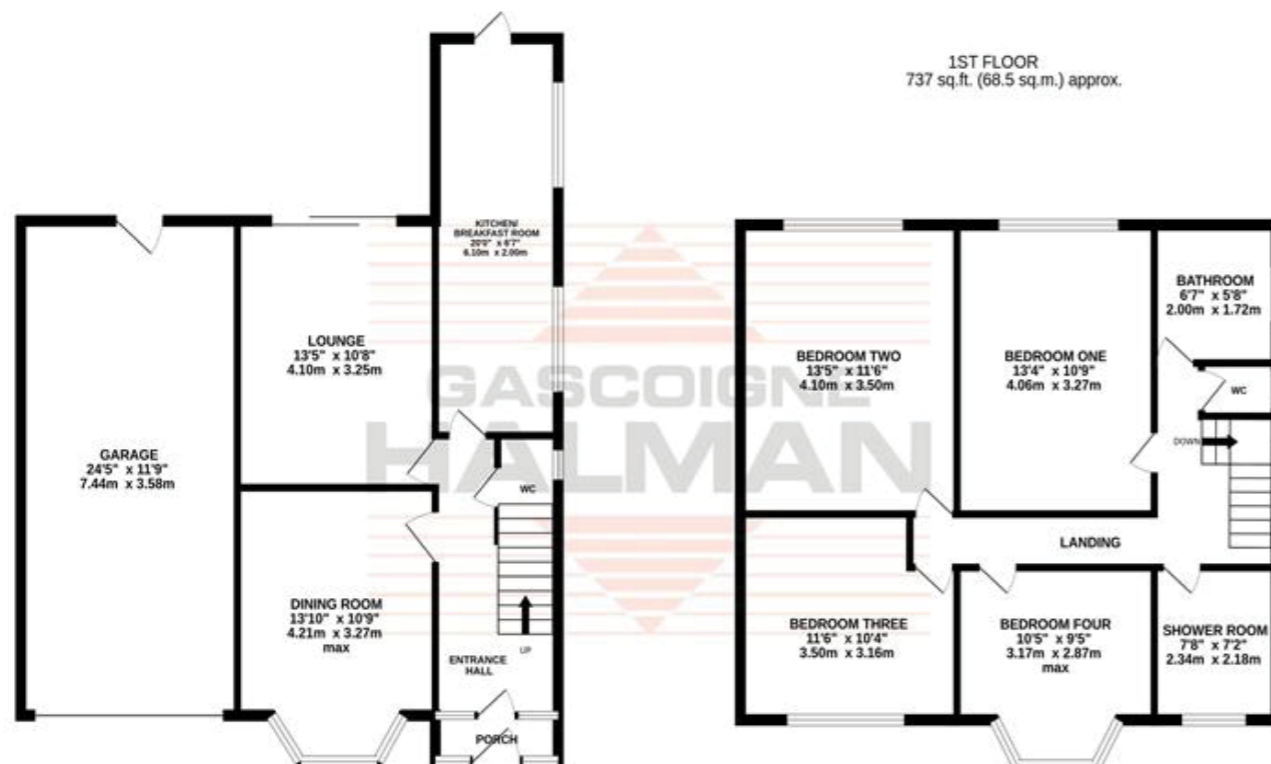
18 OAKFIELD

Sale

OFFERS OVER

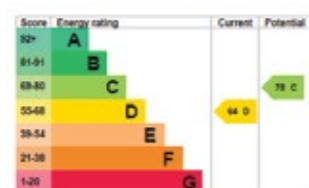
£600,000

GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 1554 sq.ft. (144.4 sq.m.) approx.

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THE AREAS LEADING ESTATE AGENCY

Sale

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A generously extended and impressively proportioned detached residence, with two large reception rooms, an attractive refitted 'Wren' kitchen, four well sized bedrooms and two modern bath/shower rooms. Set within a large plot with a charming walled rear garden, occupying a tucked away position yet being conveniently close to Sale, popular schools, key transport links and local amenities. *NO CHAIN*

GASCOIGNE HALMAN

- AN ATTRACTIVE BAY FRONTED DETACHED FAMILY RESIDENCE
- NO ONWARD CHAIN
- TWO SPACIOUS RECEPTION ROOMS
- MODERN REFITTED 'WREN' BREAKFAST-STYLE KITCHEN
- BOASTING FOUR DOUBLE BEDROOMS
- TWO MODERN BATH/ SHOWER ROOMS PLUS SEPARATE DOWNSTAIRS W/C

- LARGE PLOT WITH GENEROUS FRONT ASPECT AND SECLUDED WALLED REAR GARDEN
- WITHIN EASY REACH OF SALE TOWN CENTRE, LOCAL AMENITIES AND KEY TRANSPORT LINKS INCLUDING SALE TRAM STOP AND M60
- GENEROUS DRIVEWAY AND INTEGRAL TANDEM GARAGE
- CLOSE TO MANY SOUGHT-AFTER PRIMARY AND SECONDARY SCHOOLS INCLUDING WELLFIELD, PARK ROAD, ASHTON-ON-MERSEY AND SALE GRAMMAR

**OFFERS OVER
£600,000**

18 OAKFIELD

Sale



Having been largely extended to offer generously proportioned and attractive accommodation over two floors, a substantial detached residence boasting a wealth of spacious family accommodation including four double bedrooms, set within a generous plot, and being ideally located close to Sale, popular schools and key transport links.

Upon approach the home enjoys a wide tapering plot with a generous frontage. The home itself begins with a welcoming entrance hall, bay-fronted living room, rear second reception room with access to the rear garden, and a separate breakfast-style refitted 'Wren' kitchen, with ample space for a dining area.

There is also a useful ground floor w/c. To the first floor off the spacious landing, are four well sized double bedrooms, with bedroom two enjoying fitted storage, whilst there is also a modern fitted family bathroom, and a large refitted shower room. The home also benefits from a large tandem integrated garage with up and over door and single door to the rear garden.

Externally to the front is a large driveway offering parking for multiple vehicles, a part-walled lawned garden and mature planted large border, whilst to the rear is a charming walled garden, mainly laid to lawn, with planted borders, flagged patio, separate rear patio area, and tree lined aspect.

AGENTS NOTE: the home also previously benefited from planning permission for a rear ground floor extension, therein providing scope for further extension if required.

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 6WB

TENURE

Freehold with Chief Rent - 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 E

VIEWING

Viewing strictly by appointment through the Agents.

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



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