



TOTAL FLOOR AREA: 1877 sq.ft. (174.4 sq.m.) approx.

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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



Positioned on the ever popular cobbled 'Church Lane' is this stunning detached residence offering an excellent blend of period features and modern contemporary finishes throughout. The property reveals an abundance of noticeable period features throughout including high ceilings, skirting boards and picture rails as well as two large reception rooms and master bedroom boasting dressing room. The property occupies a highly desirable location close to excellent primary & secondary schools as well as being within walking distance to Ashton On Mersey Village.

GASCOIGNE HALMAN

- Stunning Double Fronted Detached Period Residence
- Superb Location Close To Ashton On Mersey Village
- Beautiful Period Features Throughout

- Large Master Bedroom With Dressing Room
- Positioned on Substantial Plot With Large Garden
- Must Be Viewed To Be Appreciated

£855,000

105 CHURCH LANE

Sale



DESCRIPTION

This fabulous detached residence approaching 2000 sqft, is accessed through a large entrance hallway which reveals ample period features. The well proportioned accommodation offers a degree of grandeur which is certain to impress discerning buyers. A modern fitted kitchen includes Bi -folding doors and leads out onto an enclosed well established rear garden. Additional living accommodation in the form of a living room, dining room and useful utility room complete the ground floor accommodation. Cellar chambers offering excellent storage can also be found to the lower ground floor.

The first floor reveals four generous bedrooms and a three piece family bathroom. The master bedroom also boasts a dressing room. Externally the property includes a driveway which provides ample off road parking. An enclosed spacious and well established private garden is located to the rear which includes paved patio area.

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 5GH

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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