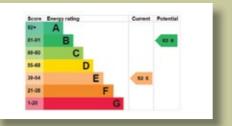


REAR UTILITY ROOM 125" x 68" 3.79m x 2.03 KITCHEN 12'5" x 11'7" 3.79m x 3.53m BEDROOM 3 12'1" x 11'8" 3.68m x 3.56m 8EDROOM 4 125" x \$12" 2.78m x 1.78m DRESSING ROOM 79" x 75" 2.36m x 2.26m BATHROOM 79" x 73" 2.36m x 2.22m E ENTRANCE HALL LANDING SITTING ROOM 15'4" x 11'9" 4.67m x 3.58m LOUNGE 15'4" x 11'7" 4.67m x 3.53m BEDROOM 1 15'7" x 11'9" 4.74m x 3.57m BEDROOM 2 157" x 11'11" 4.74m x 3.64m

1ST FLOOR 833 sq.tl. (77.4 sq.m.) approx.

TOTAL FLOOR AREA : 1877 sq.ft. (174.4 sq.m.) approx. While every attemp has been much to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any enor, omnision or mis-statement. This pain is for illustrative purposes only out should be used as such by any prospective purchaser. The services, systems and appliances shoun have not been tested and no guarante as to their operative reflective can be given. Made with Metropix C3024.

GROUND FLOOR 833 sq.ft. (77.4 sq.m.) approx



NOTICE

BASEMENT 212 sq.t. (19.7 sq.m.) approx.

CELLAR 170" x 12'5" 5.19m x 3.79m max

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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@gascoignehalman.co.uk

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105 CHURCH LANE Sale £855,000

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







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.





OCATION

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.

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



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DIRECTIONS

For SatNav purposes: M33 5GH

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.

Trafford MBC - Council Tax Band E

Viewing strictly by appointment through the Agents.

GASCOIGNE HALMAN