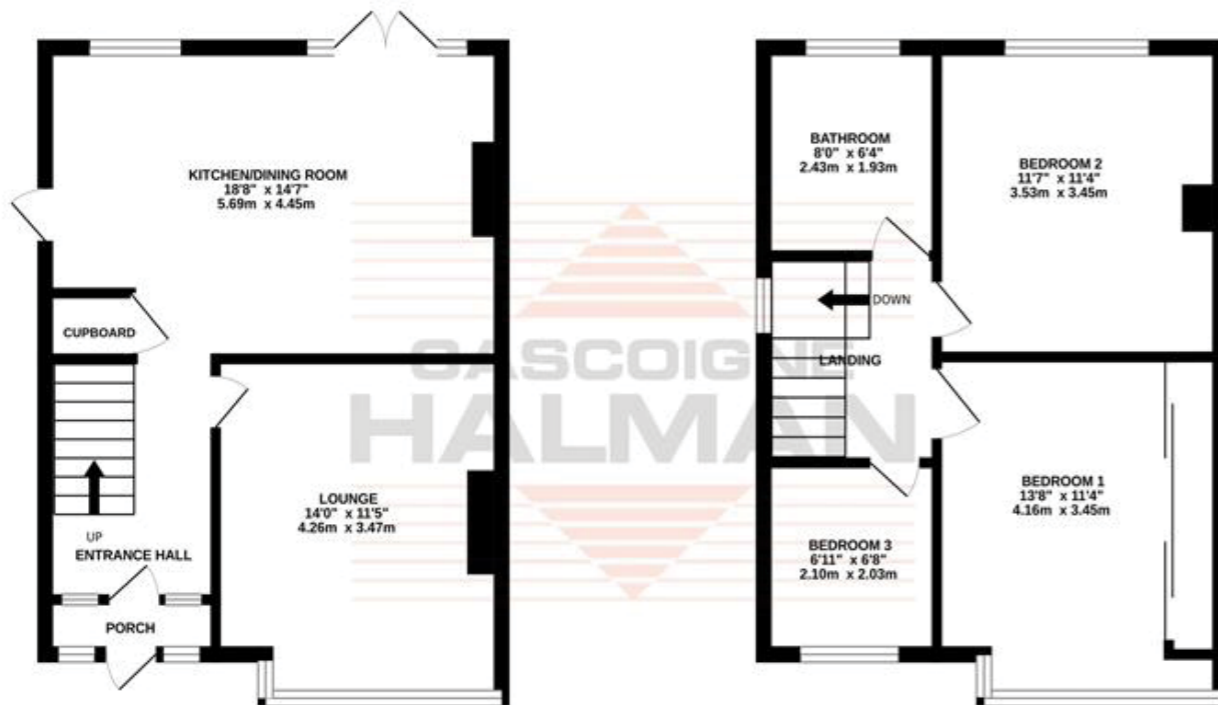


94 ARNESBY AVENUE
 Sale
OFFERS OVER
£415,000

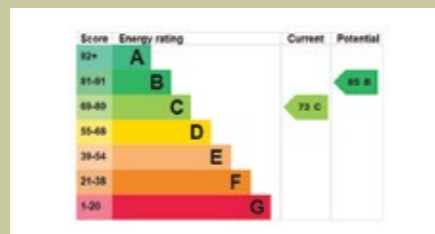
GROUND FLOOR
 381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
 386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.2 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.
 Made with Metropix ©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 beautifully three bedroom semi detached residence occupies a highly desirable location close to excellent transport links. Revealing modern accommodation throughout the property includes a large open plan kitchen/ dining area, separate spacious lounge, three well proportioned bedrooms and off road parking. Must be viewed to appreciate in full.

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Beautifully Extended Semi Detached Property
- Stunning Open Plan Kitchen/Dining Room
- Modern Four Piece Family Bathroom

- Off Road Parking For Multiple Cars And Detached Garage
- Close to Excellent Primary & Secondary Schools
- Private Well Established Rear Garden

**OFFERS OVER
£415,000**

94 ARNESBY AVENUE

Sale



DESCRIPTION

This beautiful property offers wonderful family accommodation throughout. Entrance through an inviting hallway with ample of storage, opens straight on to stunning extended open plan kitchen/dining area with generous breakfast bar and double french doors lead on to a rear decking. A separate spacious lounge with bay window completes the ground floor accommodation. The first floor reveals three generous bedrooms and a modern four piece family bathroom. Externally the property has a driveway providing off road parking for multiple cars, leading to a detached garage and to the rear is a well established private rear garden.

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 2NF

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



gascoignealman.co.uk

GASCOIGNE HALMAN