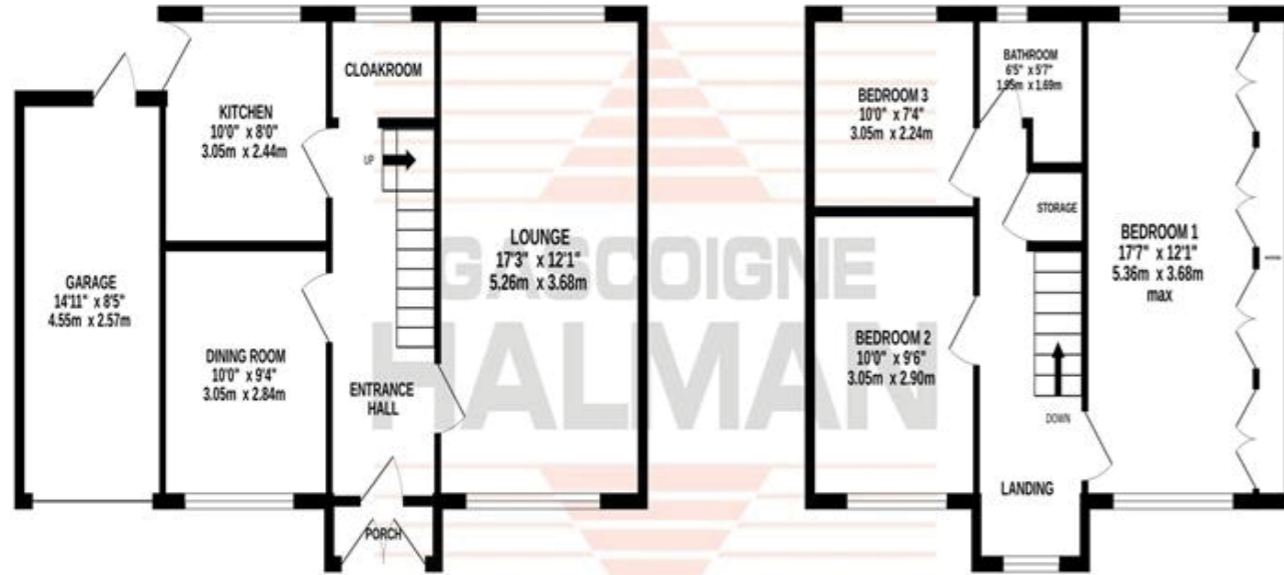


GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 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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THE AREAS LEADING ESTATE AGENCY

Positioned on the door step of Sale Town Centre and all its amenities, this rare to the market, double fronted traditional semi-detached property boasts three generous bedrooms, two reception rooms and off road parking. No Chain.

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Rare To The Market
- Large Frontage With Driveway & South Facing Rear Garden
- Three Generous Bedrooms
- Double Fronted Semi Detached Residence

- Short Walk To Sale Town Centre & Worthington Park
- Larger Than Average Plot With Potential To Extend (STPP)
- Within Walking Distance Some Of Traffords Outstanding
- No Chain

£500,000

CHARLTON DRIVE

Sale



DESCRIPTION

Prominently positioned close to local amenities, excellent transport links & Worthington Park, this wonderful semi detached property is certain to appeal to a variety of buyers. A hallway reveals access to all reception rooms including a large lounge, separate dining room and fitted kitchen. A useful cloakroom completes the ground floor accommodation. To the first floor are three double bedrooms and a three piece bathroom. Whilst the property requires selective modernisation, the property has been immaculately maintained throughout.

The property reveals a low maintenance rear garden and an immaculate front garden with large driveway leading to an integral garage. Being positioned on a larger than average plot, this property is ripe for extension to the rear or side (STPP). No Chain

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 2BJ

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 D

VIEWING

Viewing strictly by appointment through the Agents.

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



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