

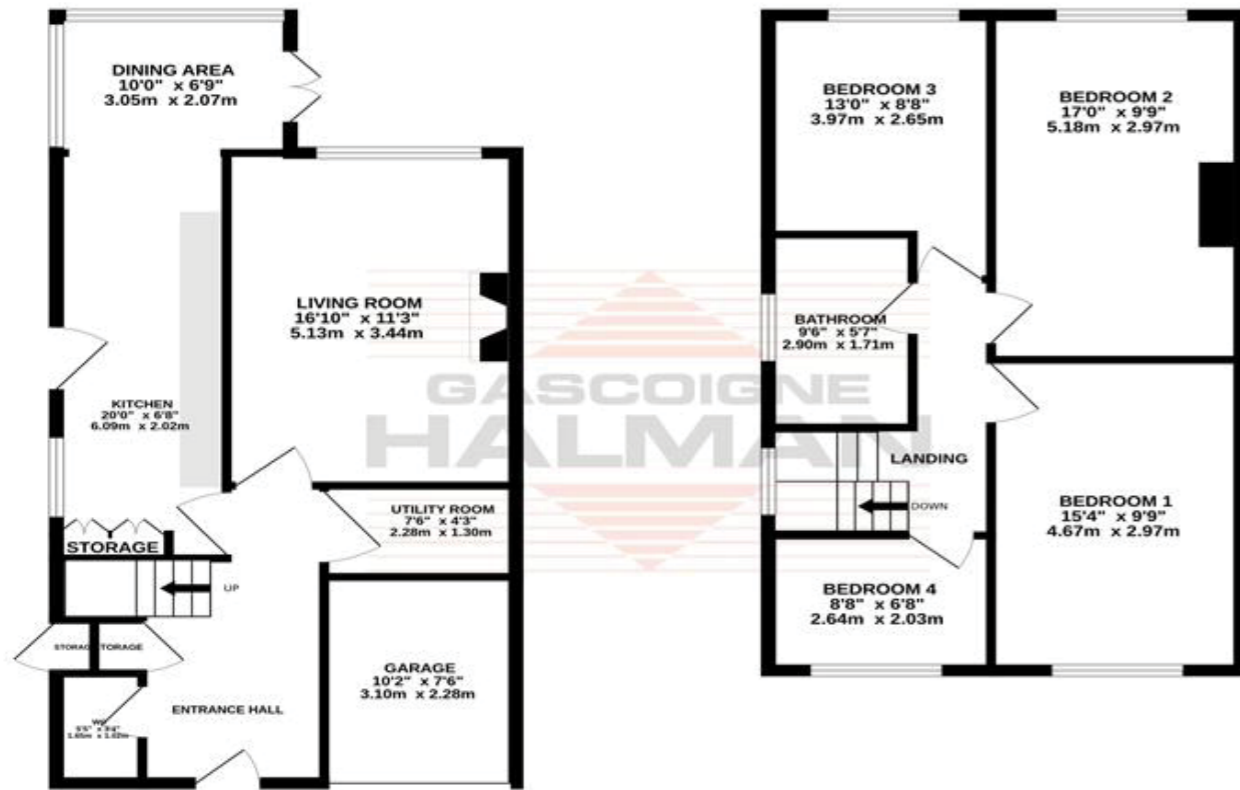
1A KINGSTON DRIVE

Sale

£495,000

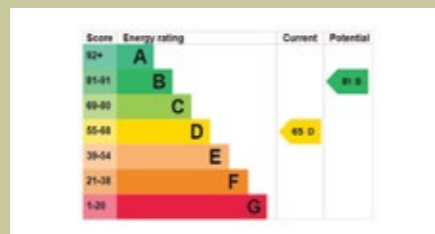
GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement 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

Sale

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GASCOIGNE HALMAN

This exceptionally well-maintained and extensively enhanced semi-detached home offers outstanding family living spaces throughout. Four large bedrooms and a Convenient location within walking distance of Sale village and top-rated local schools.

- Modern Semi Detached Residence
- Four Well Presented Bedrooms
- Prominently Positioned Close To Sale Village & Local Schools

- Modern Fitted Kitchen/Dining Area
- Off - Road parking for multiple vehicles
- Spacious Living Accommodation Throughout

£495,000

1A KINGSTON DRIVE

Sale



This remarkable semi-detached residence has been thoughtfully and expertly upgraded. The property is situated in a tranquil and accessible area, making it perfect for those in search of their next family home. Upon entering, you are greeted by a spacious hallway that leads to a well-appointed lounge with a fitted log burner. Opposite the lounge is a modernized kitchen that flows into a bright and expansive dining area, which is enhanced by French doors that open to the patio area and garden. The ground floor is further complemented by a newly installed downstairs W/C and a practical utility room.

Ascending to the first floor, a generous landing that connects to a family bathroom and four bedrooms, three of which are generously sized doubles, with the master bedroom featuring built-in wardrobes. Outside, to the front, the property boasts a driveway that offers ample off-road parking and a functional garage, while the rear showcases a well-kept lawn and a flagstone 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 2FS

TENURE

Freehold with Chief Rent - Subject to verification

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



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