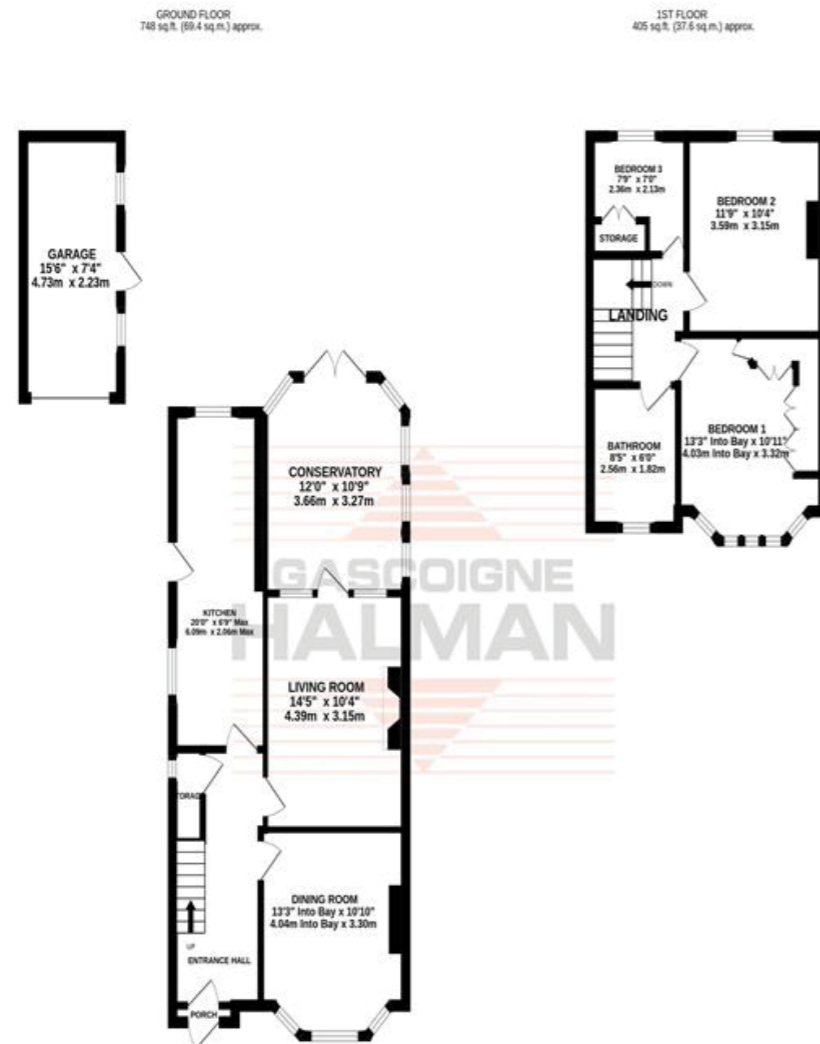


51 RAVENSTONE DRIVE
Sale
OFFERS OVER
£435,000



TOTAL FLOOR AREA: 1152 sq ft (107.1 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mappin 12/24



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

Sale
96, School Road, SALE M33 7XB
0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

This attractive three-bedroom semi-detached home occupies a highly desirable location, Conveniently located near outstanding transport connections & Local Schools. The property boasts generous living spaces, featuring two expansive reception rooms, a bright conservatory, and a substantial kitchen. It also offers three adequately sized bedrooms and off-road parking. Additionally, the residence benefits from a large private rear garden and detached garage.

- Spacious Three Bedroom Semi-Detached
- Three Generous Bedrooms & Family Bathroom
- Two Large Reception Rooms & Useful Conservatory

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

OFFERS OVER £435,000 **51 RAVENSTONE DRIVE** Sale



Situated in a highly sought-after residential area, this property enjoys convenient access to outstanding schools and transportation options. Internally the property reveals a porch opening into the welcoming entrance hall with useful under stair storage cupboard. This area flows into a spacious dining room highlighted by a charming bay window, a generous living room that includes a functional fireplace and provides access to a bright conservatory. The conservatory is enhanced by French doors that open onto the patio and garden.

The ground floor is completed by a substantial kitchen equipped with an integrated oven and hob, which also offers secondary access to the rear garden. To the first floor is a light landing space, that branches off into three good sized bedrooms, with the master bedroom featuring fitted wardrobes, alongside a modern family bathroom. Outside, the property boasts a driveway that accommodates ample off-road parking at the front, while the rear includes a detached garage and a well-established garden with a flagged patio area, ideal for outdoor dining and entertaining.

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 2WD

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 C

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignehalman.co.uk

GASCOIGNE HALMAN