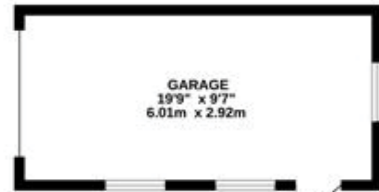


30 GAYDON ROAD

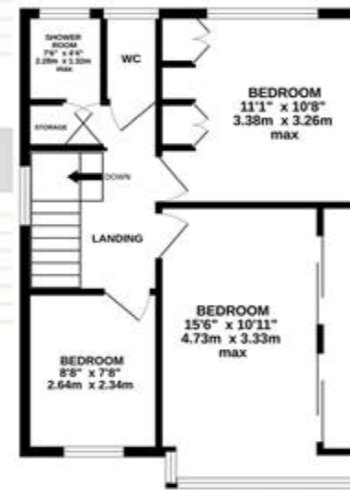
Sale

£450,000

GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.

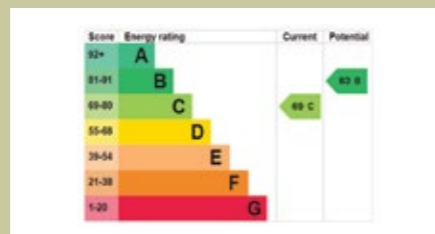


1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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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**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

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



This wonderful semi detached residence is situated on a substantial corner plot and reveals beautifully maintained gardens to three sides. Positioned in a highly desirable location, this three bedroom property provides an excellent opportunity for further development (subject to permissions) No Chain.

GASCOIGNE HALMAN



- Tradition Bay Fronted Semi Detached Residence
- Three Bedrooms & Separate WC & Shower Room
- Positioned On Large Corner Plot With Gardens To Three Sides

- Close To Some Of Traffords Outstanding Schools
- Potential To Extend (STPP)
- No Chain

**£450,000**

**30 GAYDON ROAD**

Sale



With accommodation over 1100 sq/ft, this bay fronted semi detached family home offers an abundance of space. Internally an inviting entrance hallway leads through to a bay fronted lounge which further connects to a dining area and separate kitchen, both with access out to the rear. To the first floor are three well proportioned bedrooms, with master boasting fitted wardrobes. Finally a shower room and separate WC complete the internal accommodation. Externally the property includes a driveway to the rear which leads to a single detached garage.

A fantastic sized south west facing rear garden offers a private setting but equally provides an opportunity for further development, subject to permissions. No Chain. AGENTS NOTE: The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

**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 5DY

**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



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**GASCOIGNE HALMAN**