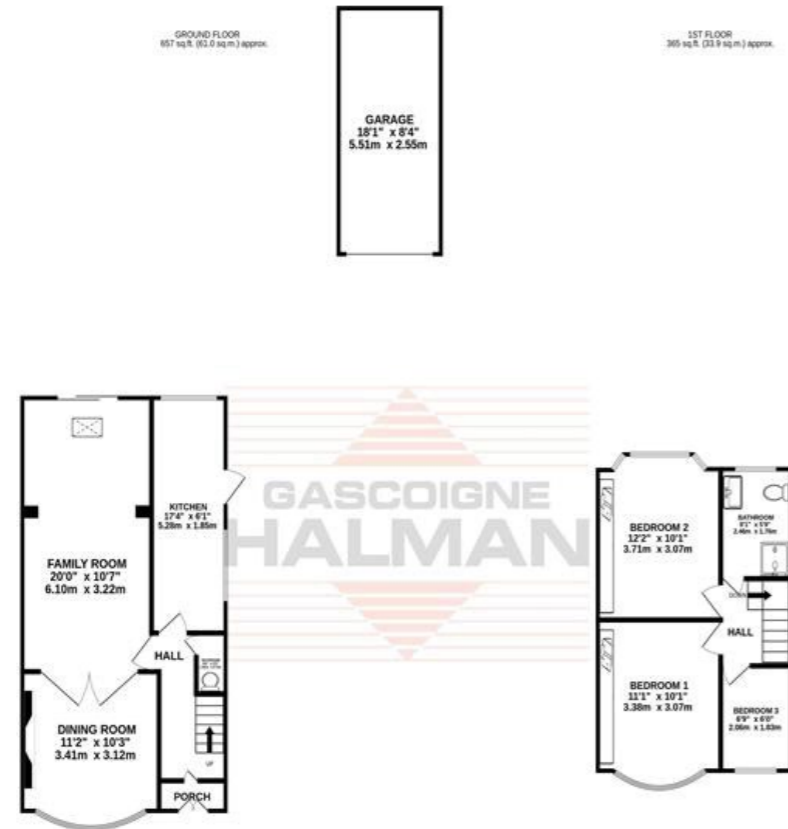


47 MARFORD CRESCENT

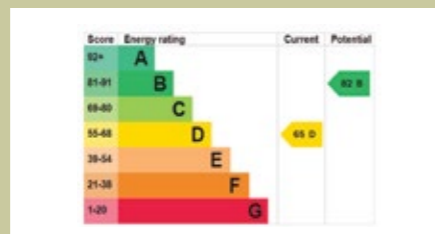
Sale

£475,000



TOTAL FLOOR AREA 1022 sq.ft. (94.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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 Intropex 12/22



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



This extended bay fronted semi detached residence offers an excellent living space for families. The well maintained accommodation includes two spacious reception rooms and three generously sized bedrooms, complemented by a private rear garden & Detached Garage. The property is located in a highly sought-after area, in proximity to outstanding schools and Walton Park. Additionally, it is offered with the advantage of being *No Chain*.

GASCOIGNE HALMAN

- Bay Fronted Semi Detached Residence
- Three Bedrooms & Modern Shower Room
- Off Road Parking To The Front

- Prominently Positioned Close To Schools, Amenities & Transport Links
- Enclosed Rear Garden With Detached Garage
- No Onward Chain

£475,000

47 MARFORD CRESCENT

Sale



This property is ideally situated for easy access to both Sale and Altrincham Centres, as well as a variety of transport links and outstanding schools, making it attractive to a diverse group of buyers. The entrance is marked by a thoughtfully designed porch, leading into a spacious hallway that provides entry to the bay-windowed dining room, A large extended living room featuring sliding doors that open to the rear garden. Completing the ground floor is the extended fitted kitchen, which also has access to the garden. On the first floor, there are three bedrooms accompanied by a modern Shower Room .

The exterior includes a driveway for off-road parking that leads to a detached garage, along with a private, enclosed garden. Furthermore, the property is available with the benefit of being *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 4DL

TENURE

Leasehold - 999 Years from 5th March 1934 GR £5.00PA - 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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GASCOIGNE HALMAN