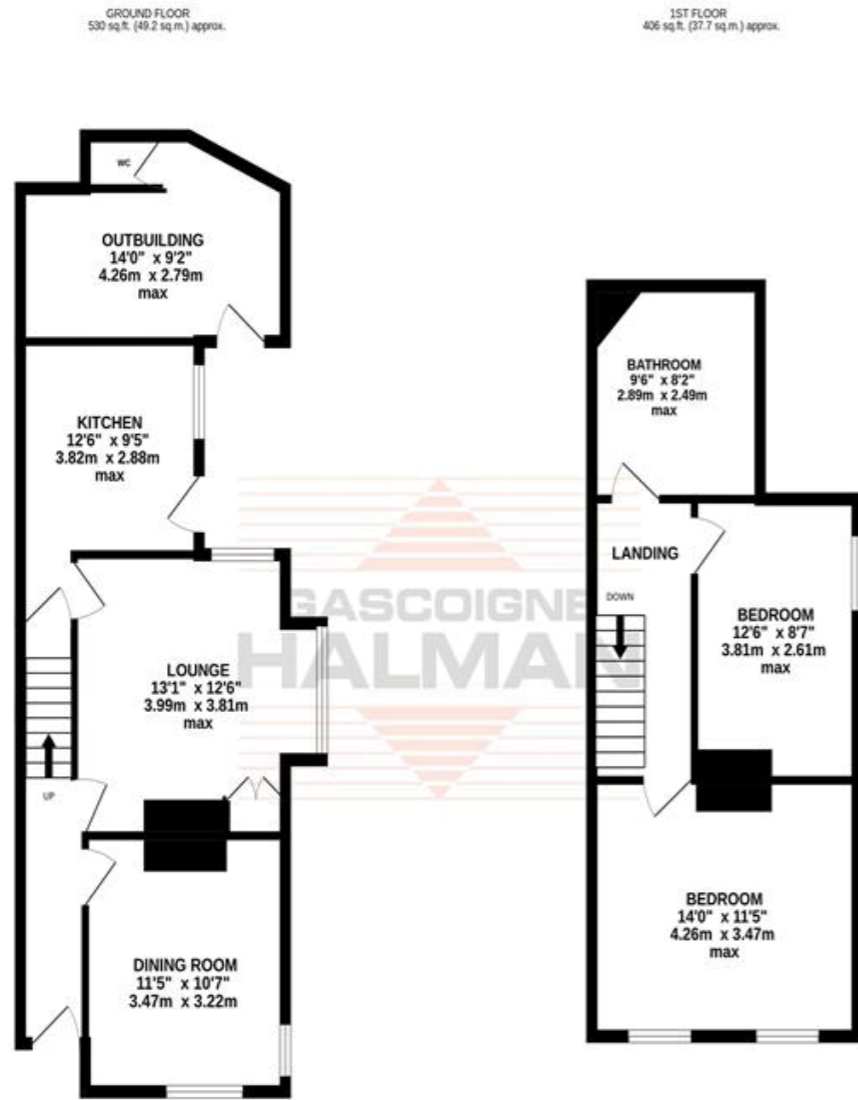


17 FIRS ROAD

Sale

£315,000



TOTAL FLOOR AREA: 936 sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metropix 02024



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

A charming end terrace residence reveals an abundance of original period features throughout. Located within walking distance to Ashton On Mersey Village, boasting two double bedrooms & two spacious reception rooms, this property is certain to appeal to a variety of buyers.

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Period End Terrace Residence
- Two Double Bedrooms & Family Bathroom
- Ample Original Features Throughout

- Off Road Parking & Lovely Rear Garden
- Within Walking Distance To Ashton On Mersey Village
- Ideal For A Variety Of Buyers

£315,000

17 FIRS ROAD

Sale



DESCRIPTION

This stunning period end terrace residence boasts ample family living throughout as well as a generous rear garden and off road parking. Prominently positioned close to Ashton On Mersey Village and excellent Primary & Secondary Schools, this property is ideal for someone looking for a family home. An entrance hallway leads through to a dining room and separate bright and spacious lounge with feature bay window. A fitted kitchen completes the ground floor accommodation. To the first floor are two bedrooms, both of which are well proportioned and a three piece family bathroom.

Externally there is off road parking for two cars to the rear with further lawned area and a mostly laid to lawn rear garden with additional patio area. The rear also boasts a useful outbuilding, currently used for storage and a WC.

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 6GJ

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 B

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN