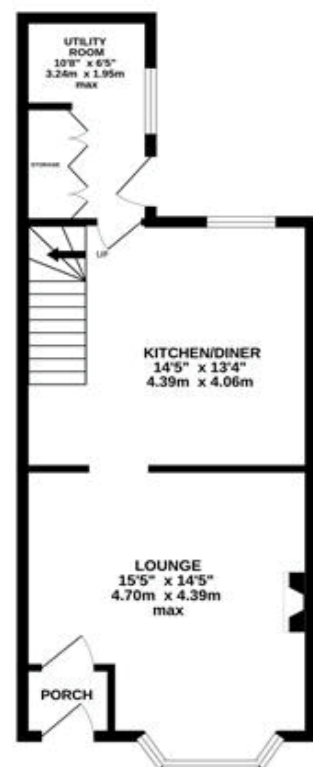


3 CONWAY ROAD

Sale

£390,000

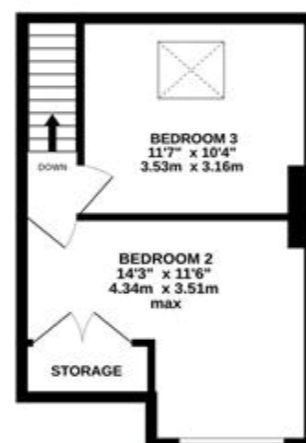
GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.5 sq.m.) approx.



2ND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 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@gascoignehalman.co.uk

gascoignehalman.co.uk



Prominently positioned within walking distance to Sale Moor Village is this beautifully presented mid terrace property. Boasting bay fronted lounge, stunning fitted kitchen and three generous bedrooms, this property is certain to appeal to variety a buyers and must be viewed to be appreciated.

GASCOIGNE HALMAN

- Bay Fronted Mid Terrace Close to Sale Moor Village
- Three Double Bedrooms, Dressing Room & Family Bathroom
- Wonderful Family Accommodation Spread Over Three Floors

- Beautiful Recently Fitted Kitchen & Utility Room
- Low Maintenance Rear Garden
- Ideal Family Home For A Range Of Buyers

£390,000

3 CONWAY ROAD

Sale



This charming mid terrace property offers a beautiful and elegant finish throughout. Internally the property includes a superb bay fronted lounge with feature fireplace which leads through to a beautiful modern fitted kitchen. The kitchen has been thoughtfully redesigned and renovated including wall and base units, beautiful solid wood worktop and range of fitted appliances. A newly fitted utility room completes the ground floor accommodation and includes access to the rear garden. To the first floor is a stunning master bedroom, dressing room with recently fitted built in wardrobes and a three piece family bathroom. The second floor also reveals two further double bedrooms.

Externally there is a low maintenance garden with raised decking. The property offers a convenient setting close to Sale Moor village and the surrounding motorway network remains easily accessible.

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 2TA

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