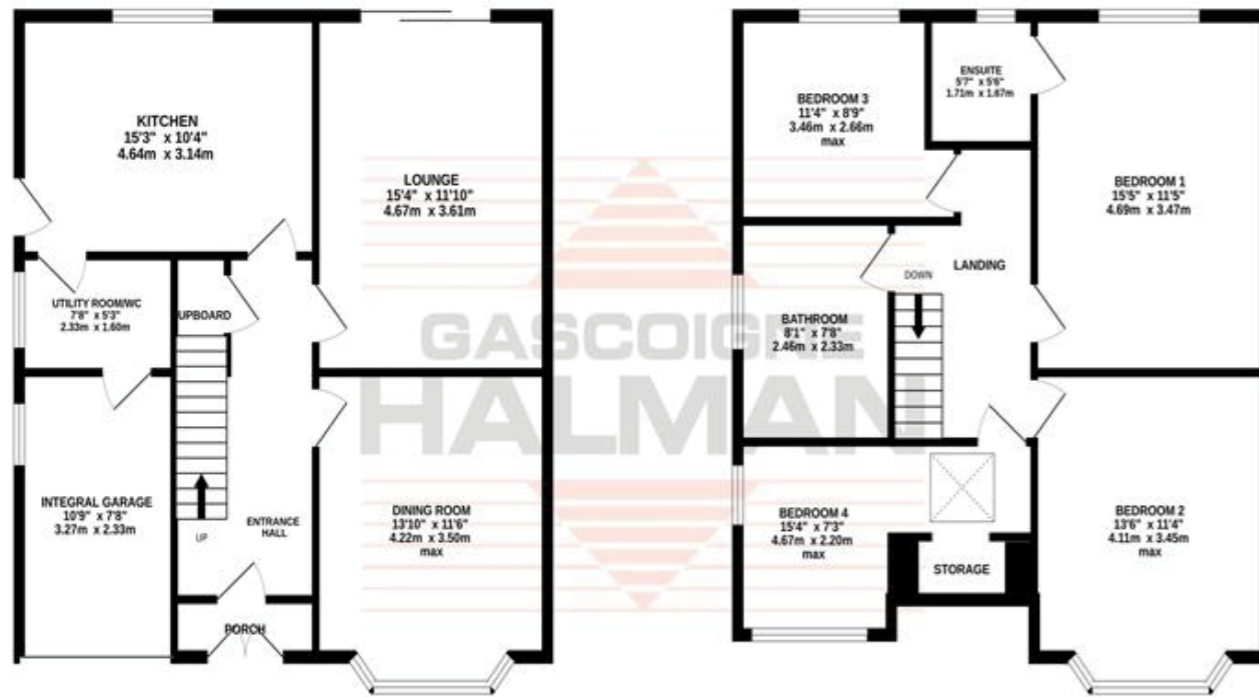


**7 DUNCHURCH ROAD**  
 Sale  
**GUIDE PRICE**  
**£700,000**

**GROUND FLOOR**  
 768 sq.ft. (71.3 sq.m.) approx.

**1ST FLOOR**  
 736 sq.ft. (68.3 sq.m.) approx.



**TOTAL FLOOR AREA: 1503 sq.ft. (139.7 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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**THE AREAS LEADING ESTATE AGENCY**

A wonderful detached residence which has been carefully & tastefully modernised forming a contemporary family home. This remarkable residence is positioned in an ideal location suitable for those who are in search of some of Trafford's most desirable schools.

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

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**GASCOIGNE HALMAN**

- Detached Family Residence
- Four Bedrooms, Master With Ensuite & Modern Family Bathroom
- Situated In A Highly Desirable Location

- Two Spacious Reception Rooms & Family Kitchen
- Private Enclosed Rear Garden
- Driveway Providing Off Road Parking

**GUIDE PRICE  
£700,000**

**7 DUNCHURCH ROAD**

Sale



A spacious entrance hallway branches off onto a bay fronted dining room which is complimented by a large lounge with sliding doors out onto the rear. A modern fitted kitchen reveals a lovely open plan area, ideal for entertaining. A useful utility room and downstairs WC is position just off the kitchen area and allows access to the integral garage. The first floor accommodation boasts three double bedrooms with master revealing ensuite shower room plus a fourth bedroom, currently used as a dressing room. A contemporary family bathroom includes a four piece suite and completes the wonderful family accommodation.

Externally the property includes a driveway whilst to the rear is a privately enclosed garden. 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 5ED

#### 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 F

#### VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**