

Sale

GROUND FLOOR
 1803 sq.ft. (167.3 sq.m.) approx.

CONSERVATORY
 25'1" x 11'2"
 7.65m x 3.40m
 max

UTILITY ROOM
 8'7" x 5'9"
 2.60m x 1.75m

SITTING ROOM
 16'10" x 19'11"
 5.13m x 4.85m
 max

LIVING ROOM
 24'8" x 15'3"
 7.51m x 4.64m

KITCHEN
 13'9" x 11'5"
 5.72m x 3.47m
 max

DINING ROOM
 12'8" x 12'4"
 3.91m x 3.78m
 max

BATHROOM
 7'7" x 7'9"
 2.31m x 2.29m

BEDROOM
 14'8" x 12'9"
 4.47m x 3.89m
 max

BEDROOM
 12'7" x 11'5"
 3.84m x 3.47m
 max

ENTRANCE HALL

PORCH

1ST FLOOR
 959 sq.ft. (79.8 sq.m.) approx.

BEDROOM
 12'7" x 11'5"
 3.84m x 3.47m

BEDROOM
 10'6" x 12'7"
 3.20m x 3.89m
 max

BEDROOM
 10'6" x 12'7"
 3.20m x 3.89m
 max

LANDING

EAVES STORAGE

EAVES STORAGE

GASCOIGNE ALMAN

TOTAL FLOOR AREA: 2660 sq.ft. (247.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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.



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

0161 962 8700 sale@gascoignehalman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN



A substantial and largely extended detached dormer bungalow, with over 2,600 sq ft of stylishly appointed accommodation including five bedrooms and three receptions, set within a quiet cul-de-sac close to Sale, Ashton Village, popular schools and key transport links, with a secluded rear garden and charming side courtyard.

- Substantially Extended And Intelligently Remodelled Detached Dormer Bungalow
- Contemporary Styling And Tastefully Enhanced Accommodation Of Circa 2660 SQ FT
- Three Generous Reception Rooms Plus A Large Versatile Sun Room/ Conservatory
- Attractive Refitted Breakfast Kitchen With Separate Utility Room



- Boasting Five Bedrooms Over Two Floors Including An Envious Master Suite
- Set Within An Extensive Plot With Mature Secluded Rear Garden And Pleasant Side Courtyard
- Set On A Private Cul-de-sac Close To Sale, Ashton, Popular Schools, And Key Transport Links
- Two Modern Refitted Bath/ Shower Rooms



Having been comprehensively enhanced, largely extended and intelligently remodelled to offer a substantial and largely versatile detached home, boasting a wealth of contemporary themed accommodation, set within a sought-after secluded cul-de-sac within easy reach of Ashton Village, Sale, popular schools including Ashton-on-Mersey, and useful transport links including the Met and both the M56 and M60 motorways. The attractive home is approached via a part walled block paved driveway, with handsome rendered elevations setting the tone for the impressive home. The accommodation begins with a useful entrance porch opening to a welcoming and large entrance hallway, to the front of the hallway are three bedrooms, two being doubles, whilst there is also a modern family bathroom with w/c, and a separate w/c. Ahead of the

hall to the right is a separate and versatile dining room with staircase to the first floor, directly ahead is the stylishly refitted breakfast kitchen, boasting a wealth of high gloss contrasting base and wall units, with granite work surfaces, breakfast bar area, integrated appliances, tiled splashbacks, herringbone patterned flooring and single door leading to the side courtyard. Off the kitchen are two generous reception rooms; with a substantial living room with feature fireplace and measuring over 24 ft in length and with double doors, whilst the second reception room/ sitting room provides space for a study area and also benefits from double doors. Off both reception rooms is a charming sun room/ conservatory spanning the width of the home and offering a largely versatile additional reception space or feature dining room with pleasant aspect over the rear garden. There is also a separate utility room.

£800,000

3 STRETTON AVENUE

Sale



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 5EG

TENURE

Freehold - GR £7.50 PA - 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 G

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN