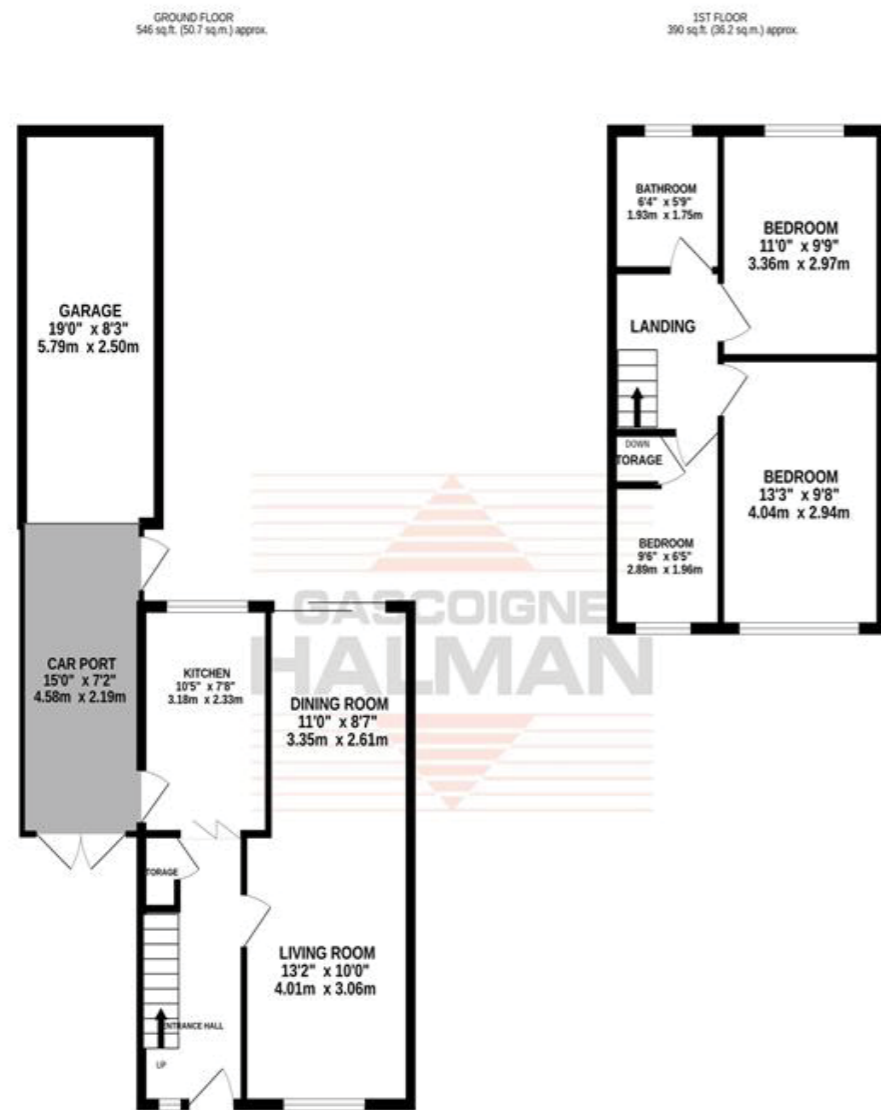


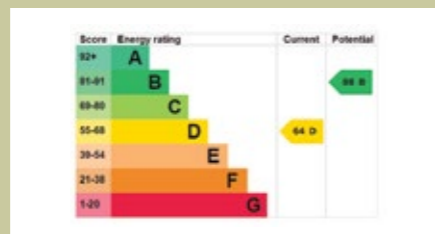
43 WORTHINGTON ROAD

Sale

£350,000



TOTAL FLOOR AREA: 936 sq.ft. (87.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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
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

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



GASCOIGNE HALMAN

A deceptively spacious and well maintained modern semi detached home, enjoying a large living/ dining room, refitted kitchen, and three bedrooms, with a useful adjoining garage, and boasting a secluded rear garden, whilst being set within a sought-after convenient location close to Sale Moor village, Sale, popular schools including Worthington Primary, and key transport links including the Metrolink, M60 and M56,

- Three Bedroom Semi Detached Residence
- Generous Open Plan Lounge/Dining Room
- Off Road parking For Multiple Cars

- Close Proximity to Local Transport Links and Sale Moor Village
- Private Enclosed Rear Garden
- Modern Three Piece Family Bathroom

£350,000

43 WORTHINGTON ROAD

Sale



DESCRIPTION

Having been lovingly maintained and tastefully enhanced by the current owners, an attractive dormer-style semi-detached home, offering wealth of spacious accommodation throughout, whilst benefiting from a convenient yet tucked away setting close to Sale Moor, popular schools and key transport links. The accommodation begins with a welcoming entrance hallway, to the right is an open plan living/dining room with French doors leading out to a private rear garden. Ahead of the hall is a refitted separate kitchen with single door access to the side of the house.

To the first floor are three well proportioned bedrooms and three piece family bathroom. Externally to the front the property offers a very open aspect with front garden and a generous driveway to the side with twin gates, covered car-port style area offering a largely versatile area for storage, and provides access to a useful detached garage. To the rear is a private and enclosed Garden, maturely planted mainly laid to lawn garden with patio area.

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 2JW

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 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