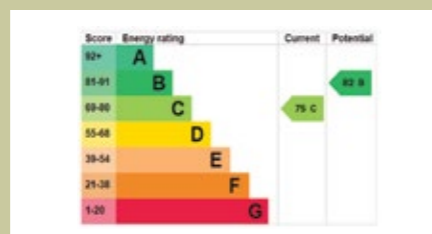
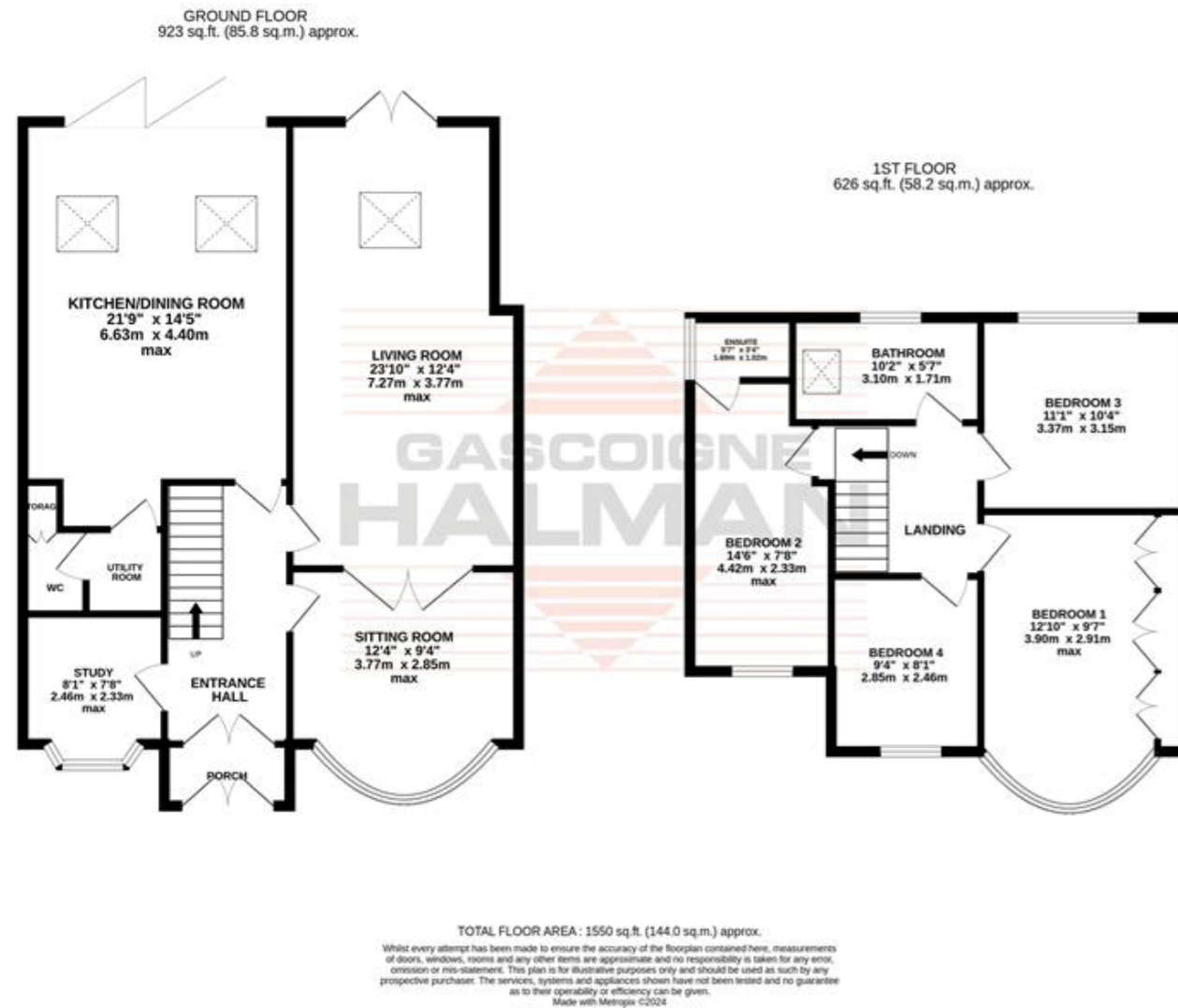


89 CHESTNUT DRIVE

Sale

£645,000



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@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

This beautifully presented semi detached residence which has been carefully and tastefully modernised and extended to create a contemporary family home. This stunning property is positioned in an ideal location close to desirable schools and local amenities and must be viewed to be appreciated.

- Beautiful Semi Detached Family Residence
- Modern Open-Plan Kitchen/Dining Room
- Positioned Close To Outstanding Local Schools

- Off Road Parking & Private Rear Garden
- Four Bedrooms, Ensuite Shower Room & Family Bathroom
- Bi-fold Doors Off Kitchen/Diner Out Onto Rear Garden

£645,000

89 CHESTNUT DRIVE

Sale



This bay fronted semi detached residence presents a high specification finish throughout as well as a contemporary décor. An entrance hallway leads to a light and well-proportioned bay fronted sitting room and a stunning separate lounge with French doors out onto the rear garden. An open plan arrangement with a spacious kitchen, with dining area, vaulted ceiling with skylight windows and bespoke bi-folding doors leading out onto the rear garden. A utility room, WC and further reception room complete excellent ground floor accommodation. To the first floor, there are four generous bedroom, one boasting its own private shower room and a four piece family bathroom.

Externally is a driveway providing off road parking whilst to the rear is a stunning garden with a raised patio area, perfect for entertaining.

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 4HN

TENURE

Leasehold - 999 years from 9 June 1930 £5.00 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 D

VIEWING

Viewing strictly by appointment through the Agents.

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



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