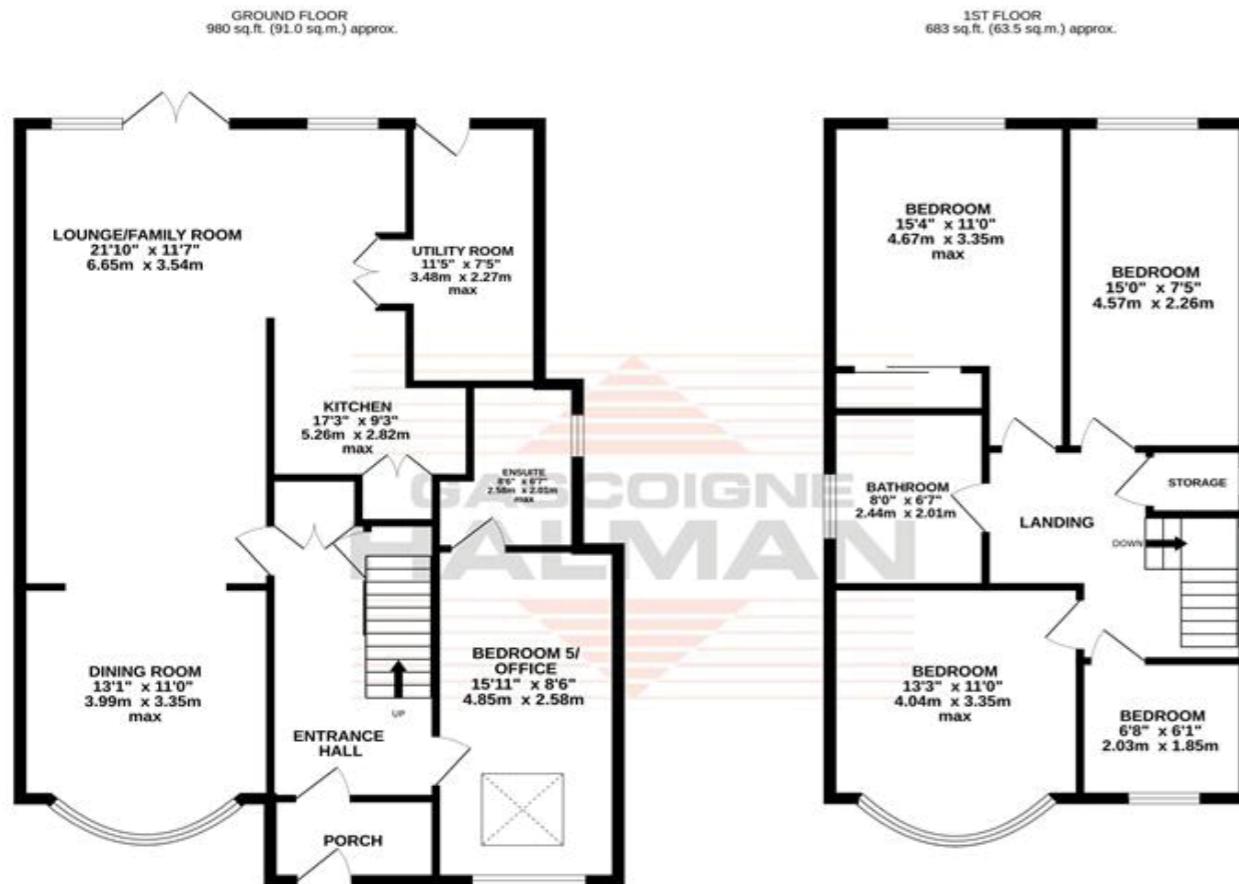


40 PULFORD ROAD

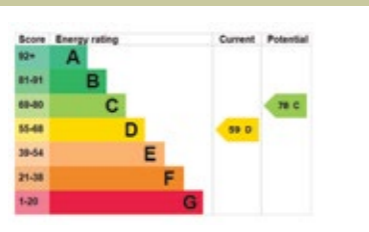
Sale

£600,000



TOTAL FLOOR AREA: 1663 sq.ft. (154.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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



Located in a sought after residential area close to some of Trafford's outstanding schools, this traditional detached property has been tastefully extended providing a stunning open plan living accommodation and generous bedrooms. The property reveals a beautiful rear garden along with a driveway providing off road parking, completing lovely family accommodation.

GASCOIGNE HALMAN

- Beautifully Extended Detached Residence
- Five Generous Bedrooms & Ensuite
- Stunning Open Plan Kitchen/Dining/Lounge

- Close To Local Amenities & Outstanding Schools
- Benefits From A Downstairs Utility Room
- South Facing Private Rear Garden & Off Road Parking

£600,000

40 PULFORD ROAD

Sale



DESCRIPTION

Positioned in a quiet and convenient location, this property offers wonderful family accommodation throughout. A beautiful entrance hallway leads through to a generous bay fronted dining room which in turn opens onto to a stunning rear extension providing a modern open plan kitchen/living room with French doors providing access on to the rear garden. The kitchen also benefits from a separate utility room with washing machine, separate dryer, dishwasher, second Fridge and Grohe tap pull out spray hose. A further bedroom, which is currently being used as a home office, with ensuite shower room completes the ground floor.

To the first floor are four well proportioned bedrooms and a three piece contemporary family bathroom. Externally the property includes a driveway providing off road parking for multiple cars and a private and enclosed south facing lawned rear 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 3LP

TENURE

Leasehold - 999 Years from 9th April 1936 GR £6.00PA -

-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 E

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN