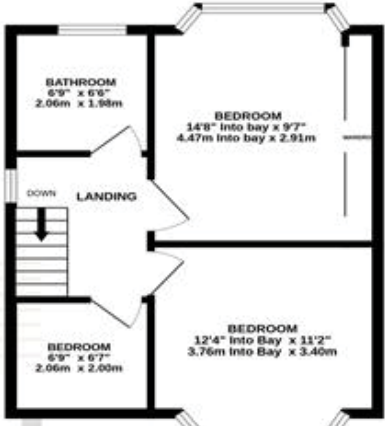
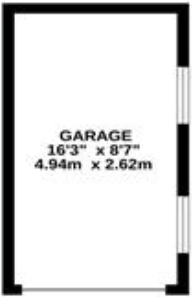


64 ARCADIA AVENUE
Sale
£450,000



GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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 misstatement. 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

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

gascoignehalman.co.uk



An attractive and lovingly maintained bay-fronted semi-detached home enjoying two reception rooms, a contemporary refurbished kitchen, and three generously sized bedrooms. The property boasts a private rear garden and an unobstructed view of tree-lined surroundings. It is ideally situated in proximity to Brooklands Primary School and the Brooklands Metrolink station.

GASCOIGNE HALMAN

- An Attractive Bay Fronted Semi Detached Home
- Two Spacious Reception Rooms
- Modern Refitted & Extended Kitchen
- Secluded Private Rear Garden with Tree-Lined Aspect
- Conveniently Close to Sale, Popular Schools, Key Transport Links & Local Amenities
- Three Good Sized Bedrooms

£450,000

64 ARCADIA AVENUE

Sale



DESCRIPTION

Having been lovingly maintained and largely improved throughout, an attractive bay-fronted residence, occupying a tucked away sought-after location close to Sale, key transport links and popular schools, with two reception rooms and three bedrooms. The attractive home begins with a useful storm porch opening to a welcoming entrance hallway, to the right is a bay-fronted living room with to the rear right is the charming living room with twin doors leading to the idyllic rear garden, to the left of the hall is the intelligently modern refitted and extended kitchen complete with a range of base and wall units.

The kitchen also benefits from french doors leading to the garden & patio area. To the first floor, off the spacious landing, are three well sized bedrooms, whilst there is also an attractive fitted separate bathroom. Externally to the front is a half-walled frontage with driveway and lawned garden, whilst to the rear is a maturely planted garden with twin patio areas, mature borders, single detached garage and a pleasant outlook onto local woodland.

LOCATION

Sale is a vibrant town which enjoys a strong variety of differing housing stock, varying from contemporary apartment developments through to many beautiful period and traditional homes. The area is popular due to the strong links into Manchester City Centre via the three Metrolink stations. The nearby North West Motorway Network and easily accessible Manchester International Airport provide further valuable commuter links. The town centres of Sale and Altrincham provide for all comprehensive shopping needs, including a large number of multiple retail outlets. One of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away. Trafford is also well known for

its excellent educational facilities and there are several good schools situated close by to suit children of all ages.

DIRECTIONS

For SatNav purposes: M33 3RZ

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 C

VIEWING

Viewing strictly by appointment through the Agents.

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



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