

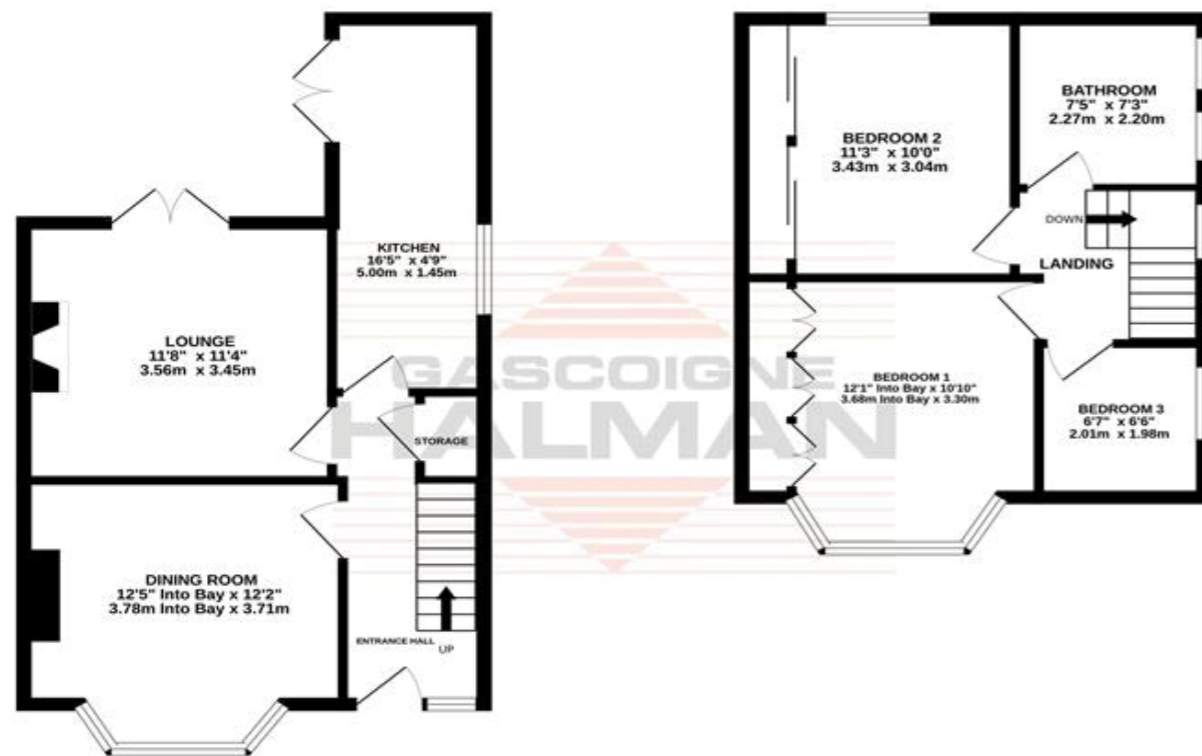
9 LYNN AVENUE

Sale

£425,000

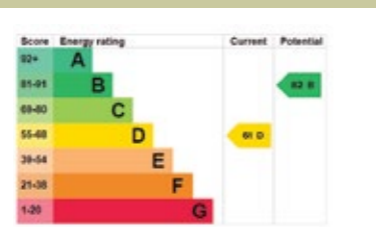
GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.5 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 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

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GASCOIGNE HALMAN

This delightful bay fronted semi detached residence is positioned in a quiet cul-de-sac close to Dane Road Metrolink and Sale Town Centre. The property has been tastefully modernised throughout offering three generous bedrooms, beautiful Kitchen, Two spacious reception rooms and a large rear garden.

- Three Bedroom Bay Fronted Property
- Large Rear Garden & Patio Area
- Two Large Reception Rooms

- Off Road Parking For Multiple Cars
- Three well Sized Bedrooms With Fitted Wardrobes
- Close To Transport Links And Local Amenities

£425,000

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DESCRIPTION

This attractive semi-detached residence is situated in a highly desirable area, conveniently located within walking distance of excellent transport links and the various amenities available in Sale Town Centre. The property begins with a bright hallway that leads to a spacious bay fronted dining room, as well as a large living room that features French doors opening onto the patio and garden area. The modern kitchen enhances the ground floor accommodation and also benefits from access to the rear garden. On the first floor, There are two double bedrooms and a third bedroom currently used as a dressing room, each equipped with fitted wardrobes, along with a

contemporary four-piece family bathroom suite with under-floor heating. The front of the property includes a driveway that offers off-road parking for several vehicles. At the rear, the lovely garden is primarily laid to lawn and includes a flagged patio area, ideal for outdoor dining.

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 7BN

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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