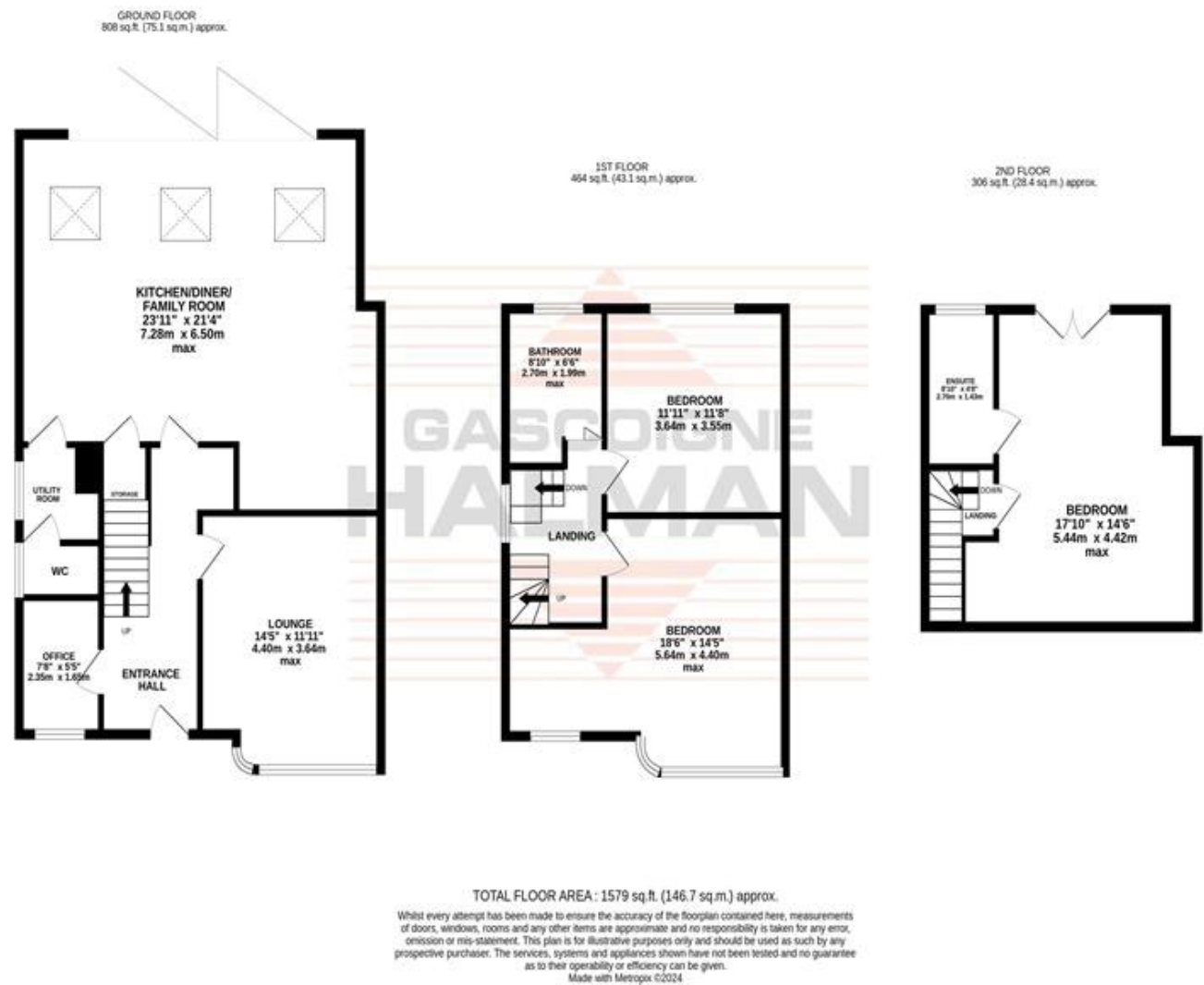


18 DELAMERE AVENUE
Sale
£575,000



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@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

This rare to the market three bedroom semi detached family home is positioned in a quiet yet convenient cul-de-sac close to excellent transport links as well as Sale Moor Village. The property boasts generous living accommodation throughout with a stunning modern open plan kitchen/diner/family room, separate lounge, utility room and a downstairs W/C.

- Beautifully Extended Semi Detached Residence
- Three Double Bedrooms
- Family Bathroom, Ensuite & Ground Floor WC
- Stunning Open Plan Kitchen/Dining/Family Room
- Positioned In Quiet Cul-De-Sac Setting
- Close To Schools, Transport Links & Local Amenities

£575,000

18 DELAMERE AVENUE

Sale



Tucked away in a desirable cul-de-sac, this beautiful bay fronted residence promotes excellent family accommodation throughout, approaching 1600 sq/ft. The property comprises of an entrance hallway leading through to a bay fronted lounge, a stunning open plan modern kitchen/dining/dining rooms with bi-fold doors leading out to the private rear garden and velux windows providing ample of light in to this beautiful living space. There is the added bonus of a downstairs WC and utility room off the kitchen, completing the downstairs living accommodation. To the first floor are two double bedrooms and a modern four piece modern family bathroom.

The second floor reveals the master suite with generous bedroom, Juliette balcony and beautiful ensuite shower room. Externally there is ample off road parking and a private low maintenance rear garden with decked 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 2PN

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 C

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



gascoignehalman.co.uk

GASCOIGNE HALMAN