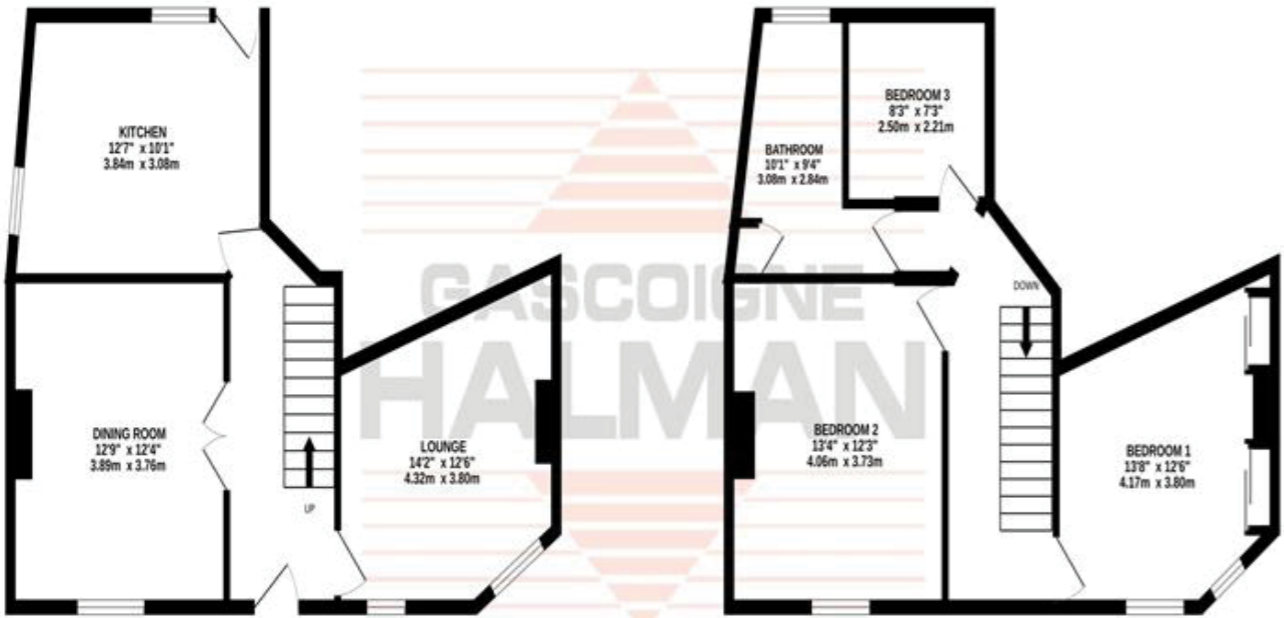


CHERRY TREE COTTAGE
2 Dumber Lane, Sale
£450,000

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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 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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THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



A beautiful period end terrace residence with ample of character and original features whilst being maintained to a high standard through out. The property is prominently positioned a stones throw away from Wellfield Primary Schools and Ashton On Mersey village. With three generous bedrooms and spacious family accommodation, it is certain to appeal to a variety of buyers and must be viewed to be appreciated. No Onward Chain

GASCOIGNE HALMAN

- Beautiful Period End Terrace Residence
- Three Generous Bedrooms And Family Bathroom
- Private South East Facing Rear Garden

- Close Proximity To Wellfield Primary School
- Walking Distance To Ashton On Mersey Village And Local Amenities
- No Onward Chain

£450,000

CHERRY TREE COTTAGE

2 Dumber Lane, Sale



This period end terrace residence with stunning curb appeal reveals a charming standard of décor and deceptively spacious living accommodation. An entrance hallway leads through to two separate reception rooms, a generous lounge with feature fireplace and a dining room accessed through double doors. A modern kitchen which also provides access to the rear garden through barn doors completes this beautiful downstairs living space. The first floor provides three well proportioned bedrooms, master bedroom boasting fitted wardrobes and a traditional three piece family bathroom. To the rear is a private south east facing courtyard which is the perfect sun trap.

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 5QX

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.

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



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