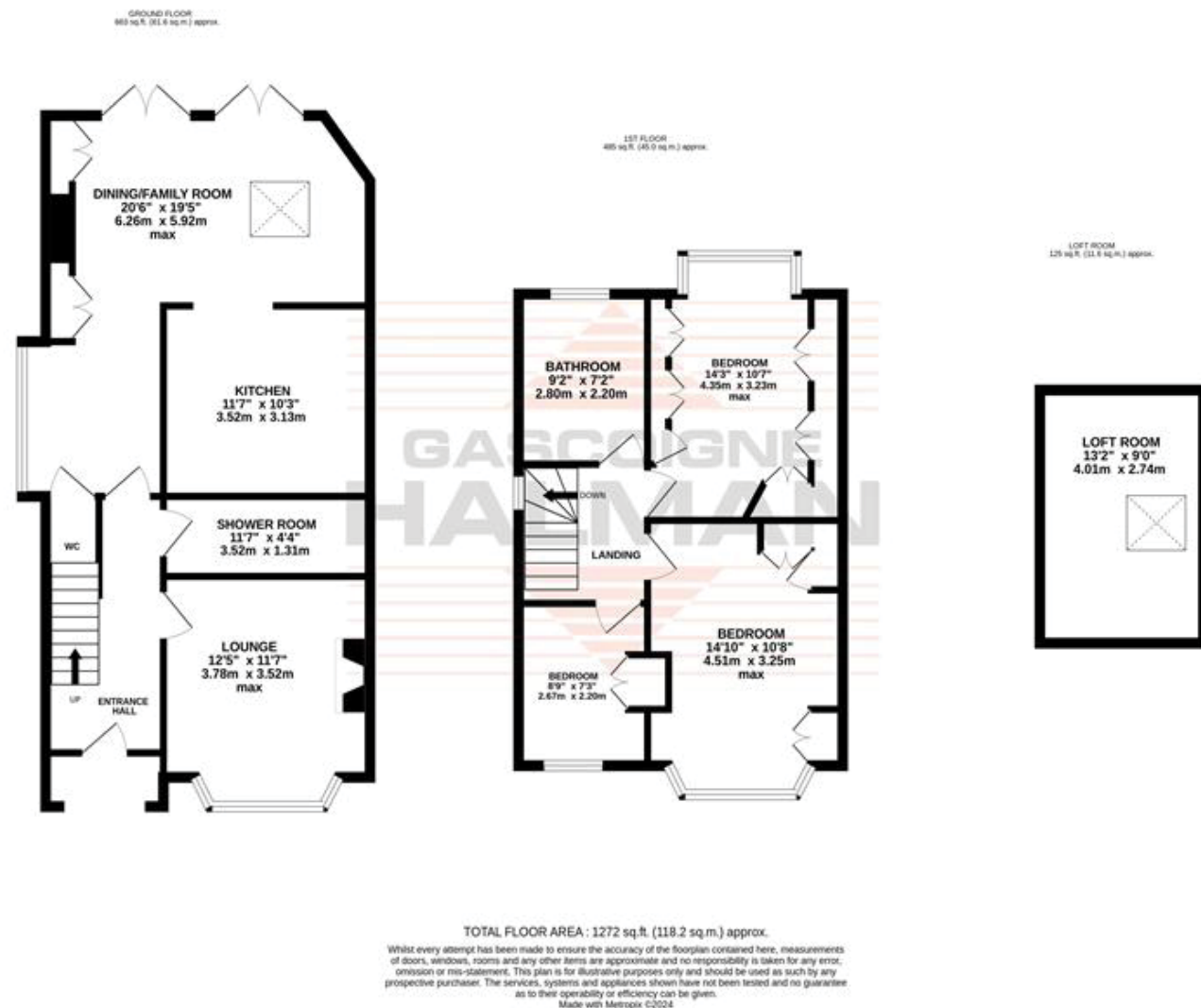


36 WENTWORTH DRIVE
Sale
£475,000



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 wonderful detached residence sits in a prominent position close to Ashton on Mersey Village and offers excellent convenience for access to Sale town centre and Sale Metrolink as well as Ashton Park. With three generous bedrooms, open dining/family/kitchen room and a generous garden, this property is the ideal family home. No Chain.

- Detached Family Residence
- Three Well Proportioned Bedrooms
- Open Plan Family/Dining Room & Kitchen

- Off Road Parking & Well Maintained Rear Garden
- Highly Desirable Location Close to AOM Village & Sale Town Centre
- No Chain

£475,000

36 WENTWORTH DRIVE

Sale



A superb bay fronted detached residence sits on a generous plot, close to local amenities and excellent transport links. An entrance hallway leads to a lounge with feature bay window and a ground floor shower room and utility room with dedicated space for washer & dryer. To the rear is an open dining/family room with two sets of double doors out onto the garden plus a sky light and fitted kitchen. A useful WC completes the ground floor accommodation. The first floor offers three generous bedrooms with two boasting fitted wardrobes and a modern four piece family bathroom. A useful loft room, which is currently used as a home office with fitted furniture and sky light can be accessed from a bedroom

via a drop down ladder. Externally the property presents a driveway providing parking for multiple cars, which continues alongside the property and a well maintained rear garden. Being positioned on a generous plot, the property offers potential to extend further (STPP). Ashton-on-Mersey and Sale Town Centre offer convenient local amenities and surrounding metrolinks are within walking distance. With some of Trafford's outstanding schools on the doorstep, the residence is certain to appeal to families. No Chain.

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 6PP

TENURE

Freehold with Chief Rent £6.50PA - 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 D

VIEWING

Viewing strictly by appointment through the Agents.

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



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