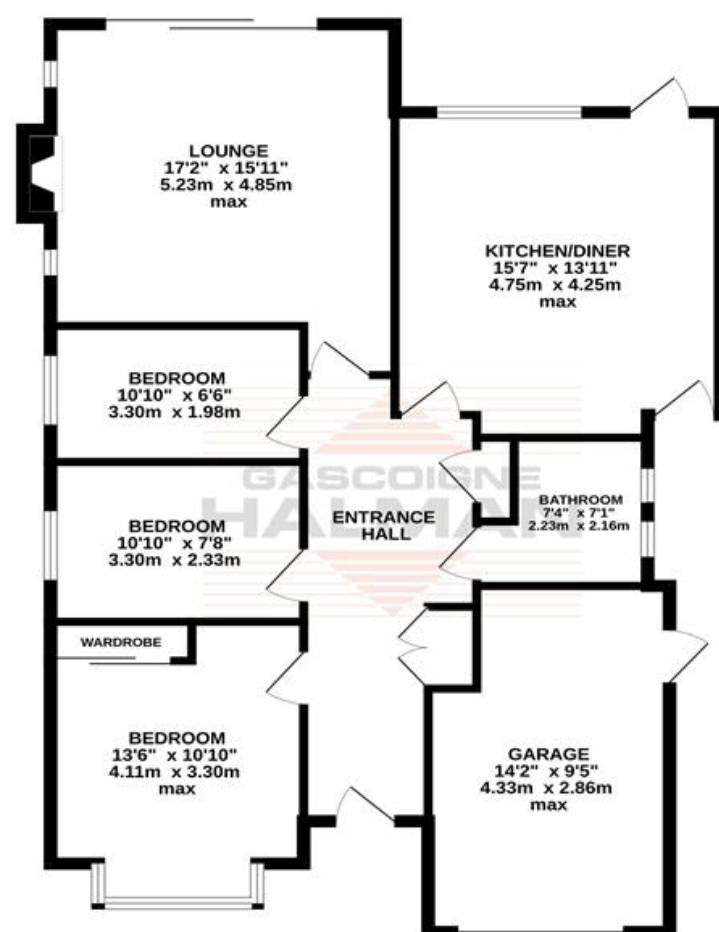


1 FAIRWAY DRIVE

Sale

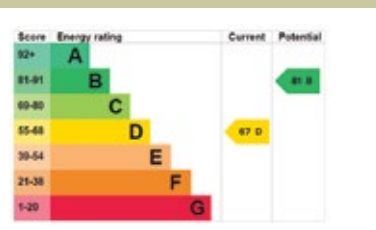
£545,000

GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA: 1075 sq.ft. (99.9 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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NOTICE

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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



GASCOIGNE HALMAN

This magnificent detached bungalow is positioned in a highly desirable location, just off The Avenue. Immaculate internal accommodation, driveway providing off road parking and a superb private rear garden will appeal to a variety of buyers and must be viewed to be appreciated. No Chain

- Wonderful Detached Bungalow
- Three Bedrooms & Family Bathroom
- Large Lounge & Separate Modern Kitchen/Dining Room

- Off Road Parking & Well Maintained Rear Garden
- Ideal For Someone Looking To Downsize
- No Chain

£545,000

1 FAIRWAY DRIVE

Sale



DESCRIPTION

This superb detached bungalow promotes excellent living accommodation. Internally, the property reveals an inviting entrance hallway with two storage cupboards. To the front is the first double bedrooms and two further bedrooms, currently used as a snug and home office are also located off the hallway. A fabulous lounge incorporates sliding doors leading to the established rear garden along with a modern kitchen/dining room also offering access to the rear. A three piece bathroom suite complete the accommodation. Externally is a driveway providing off road parking and a single integral garage.

An established lawned garden with mature borders and a patio area can be found to the rear. The property is located close to local amenities and excellent transport links and is ideal for someone looking to downsize. 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 4PW

TENURE

Leasehold - 999 years from 3 May 1956 - GR E9.50PA - 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.

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



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