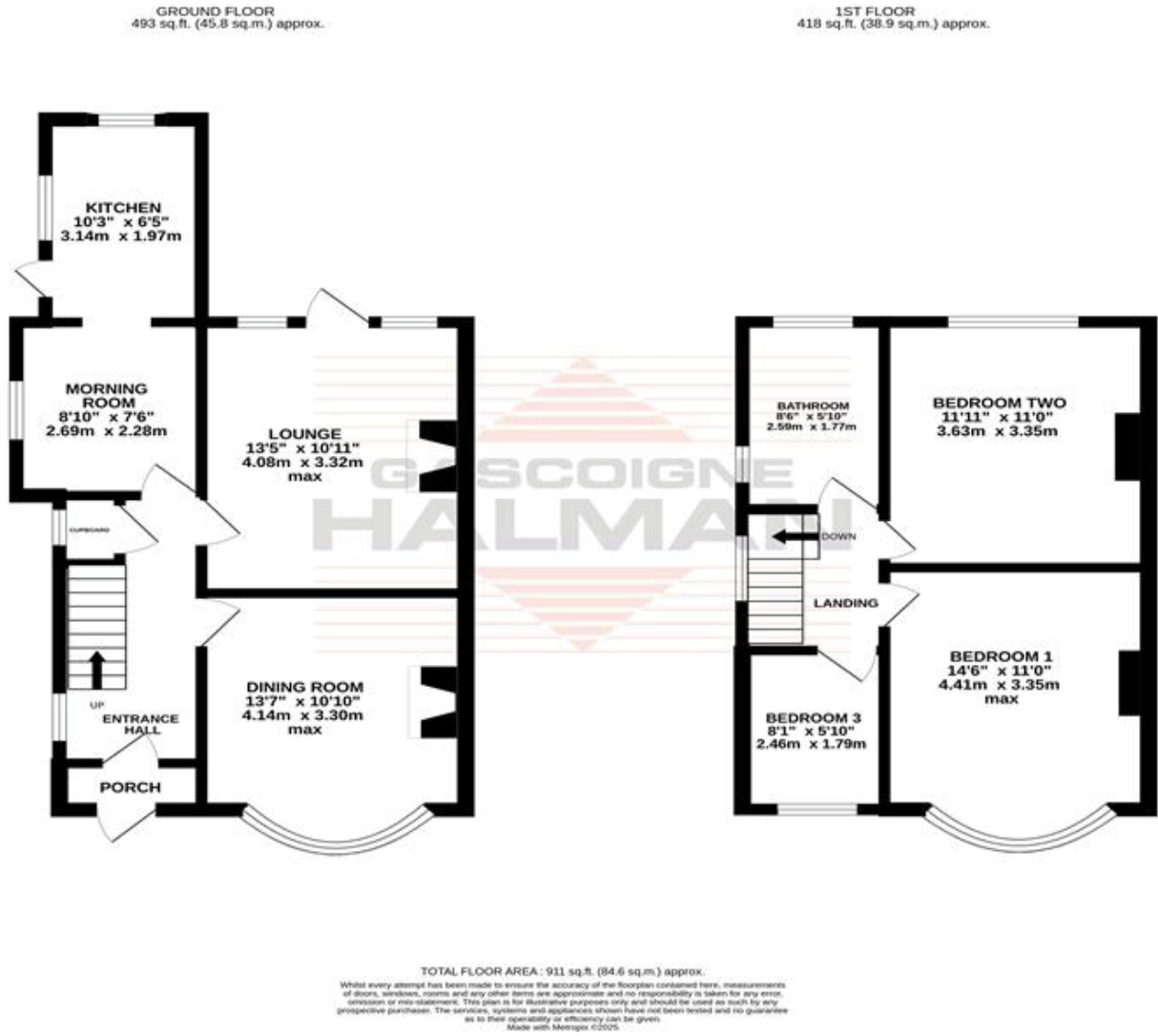


4 ALMA ROAD
Sale
£450,000



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



This elegantly presented semi-detached residence, featuring a charming bay front, is situated in a sought-after family neighborhood, conveniently located near excellent transportation links providing easy access to Sale, Timperley, and Altrincham. With Tyntesfield Primary School just a stone's throw away and achieving an outstanding performance rating, this exceptional property is sure to attract a range of discerning buyers.

GASCOIGNE HALMAN

- Attractive Bay Fronted Semi Detached
- Three Spacious Reception Rooms & Fitted Kitchen
- Private Rear Garden & Off Road Parking

- Convenient Location Close To Sale, Popular Schools & Key Transport Links
- Ideal For A Variety Of Buyers
- Must Be Viewed To Be Appreciated

£450,000

4 ALMA ROAD

Sale



DESCRIPTION

This attractive bay-fronted home begins with a welcoming entrance hall, opening to a spacious dining room with feature bay window and leads on to a rear lounge boasting access to the rear garden. Ahead of the hall is a morning room and modern fitted separate kitchen with side door completing the ground floor accommodation. To the first floor, off the spacious landing, are three well sized bedrooms, with bedroom one and two being doubles in size, and a modern refitted three piece family bathroom.

Externally the home enjoys as private landscaped rear garden with fenced boundaries, flagged patio and lawned garden to the rear with large paved driveway to the front. Prominently positioned withing walking distance to Tyntesfield Primary School and in between Sale, Timperley & Altrincham; this property is certain to appeal to someone looking for their next family home.

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 Sat Nav purposes M33 4HB

TENURE

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 BC - 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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