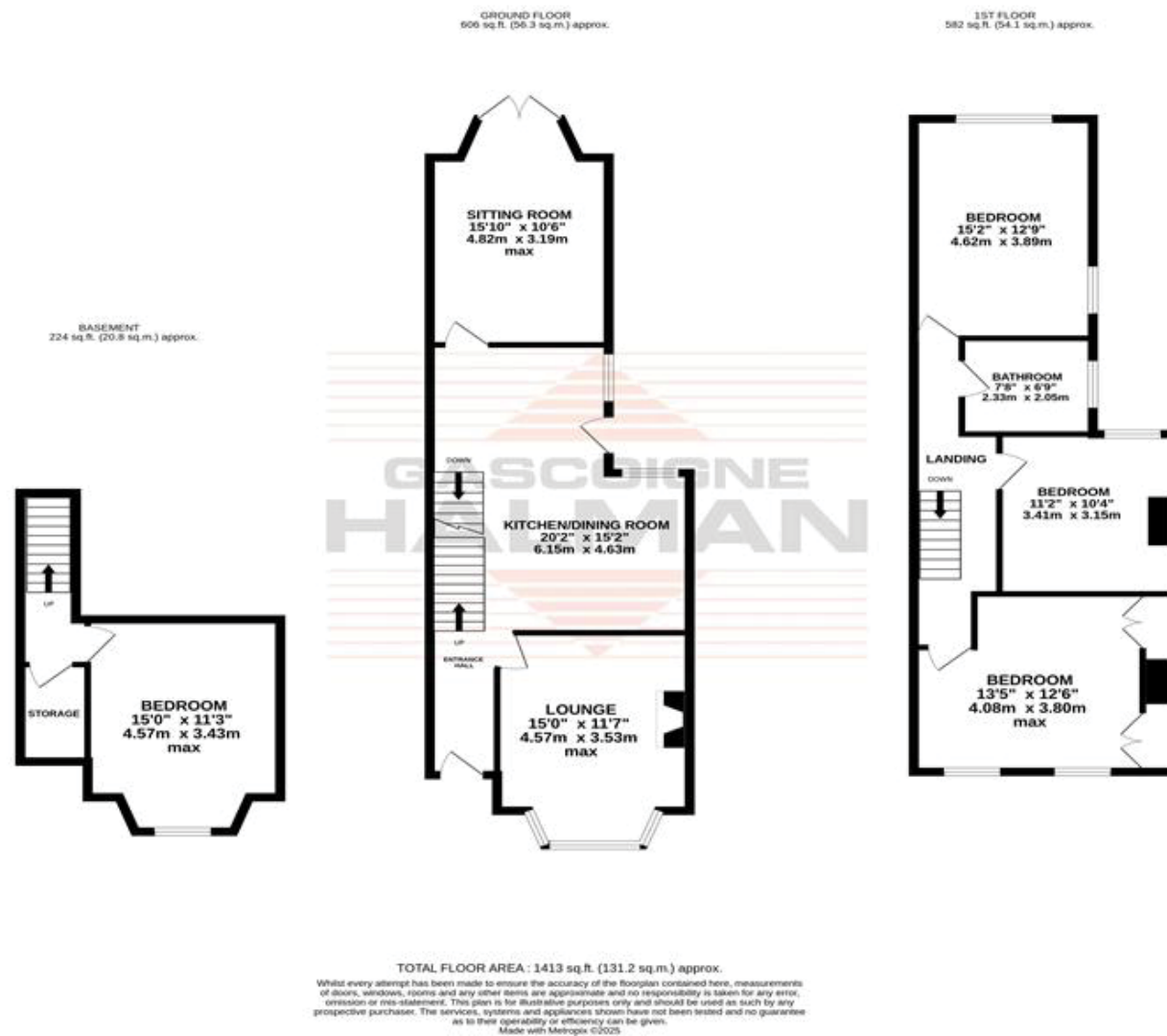


**2 HIGHFIELD AVENUE**  
Sale  
**OFFERS OVER**  
**£600,000**



**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**

Prominently positioned off Wardle Rd is this period semi detached property, benefiting from accommodation over three floors. With four generous bedrooms, open plan kitchen/diner and private rear garden, this is the perfect opportunity for someone looking for their next family home.



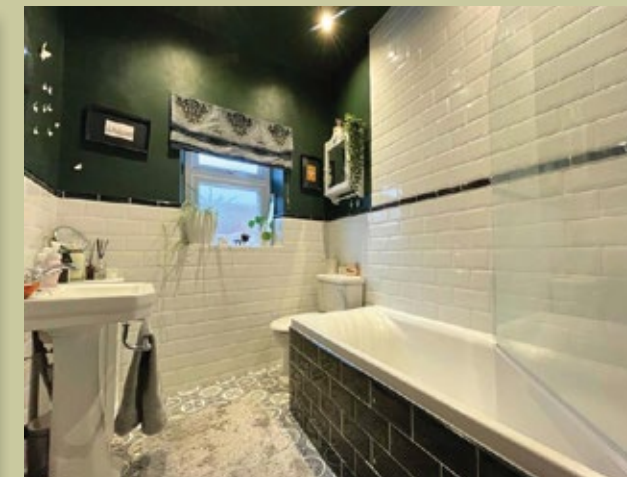
- Wonderful Period Semi Detached Property
- Accommodation Spread Over Three Floors
- Four Generous Bedrooms & Modern Family Bathroom

- Prominently Positioned Close To Sale Town Centre & Sale Grammar School
- Private Rear Garden
- Must Be Viewed To Be Appreciated

**OFFERS OVER  
£600,000**

**2 HIGHFIELD AVENUE**

Sale



#### DESCRIPTION

Located close to Sale & Brooklands Metrolink, as well as Sale Grammar School, this period property offers well proportioned rooms arranged over three floors. In brief the accommodation comprises entrance hall, lounge with feature bay window and open plan kitchen/dining room with access out onto the rear. A further reception to the rear also boasts double doors leading out onto the rear garden and completes the ground floor accommodation. To the first floor there are three generous bedrooms and the family bathroom whilst to the lower ground floor is a further double bedroom and useful storage cupboard.

Externally, the property boasts beautiful curb appeal with wooden frame replica windows and lovely front door with feature stained glass to the front. A gated path and garden can be found to the front whilst to the rear is a private low maintenance garden with raised decking and artificial grass which can be access from the property and through a side gate.

AGENTS NOTE: We have been advised the property was subject to an insurance claim in 2006, of which drainage and structural repairs were carried out - we hold a certificate of structural adequacy available upon request.

#### 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 3DW

#### 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



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**GASCOIGNE HALMAN**