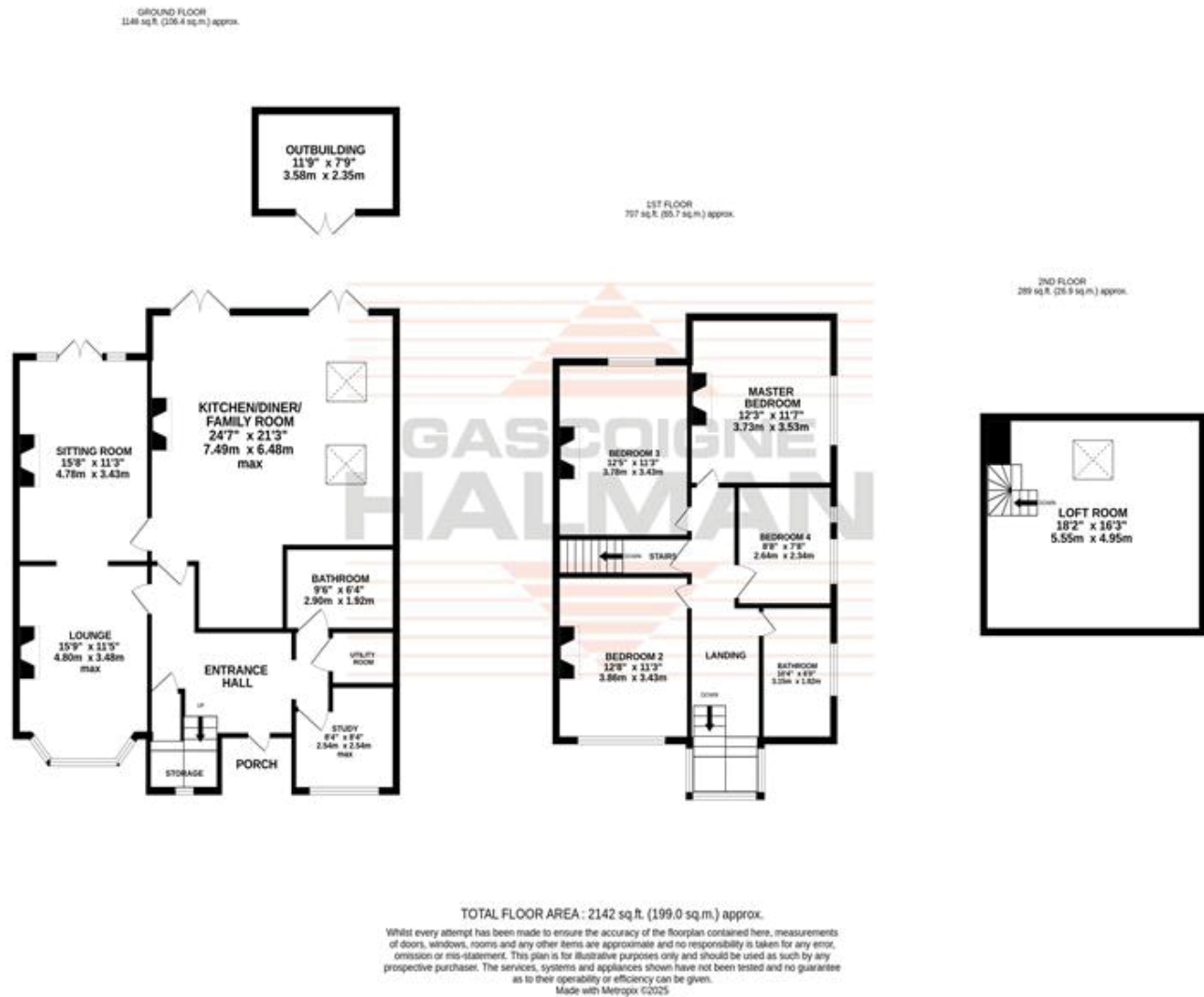


5 ALBERT ROAD

Sale

£875,000



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



GASCOIGNE HALMAN

Boasting over 1800 sqft of family accommodation, this substantial property is prominently positioned off Derbyshire Road on a quiet cul-de-sac of just 9 houses and withing walking distance to Sale Town Centre & Sale Metrolink. Offering four well proportioned bedrooms along with ample reception rooms, this beautifully presented property is certain to appeal to a variety of buyers.

- Extended Semi Detached Revealing 1800 sqft Of Family Accommodation
- Four Generous Bedrooms & Family Bathroom
- Close To Some Of Trafford's Top Primary & Secondary Schools
- Immaculate High Specification Finish Throughout

- Modern Open Plan Kitchen/Diner/Family Room
- Well Maintained South Facing Rear Garden
- Off Road Parking For Several Cars
- Close to Worthington Park, Sale Town Centre & Sale Metrolink

£875,000

5 ALBERT ROAD

Sale



This comprehensively modernised semi detached dwelling has been transformed into superb family living accommodation which has resulted in a high specification finish throughout but yet retains ample original features. To the ground floor a stunning entrance hall offers a turned staircase with large understairs storage. A wonderful bay fronted lounge is complimented by an immaculate sitting room, both with beautiful feature fire places, whilst the sitting room includes double doors leading out to the rear garden. A modern kitchen/diner/family room boasts beautiful open plan accommodation with two sets of French doors out onto the rear garden along with Velux windows letting in ample daylight.

A further study, utility room and shower room complete the ground floor. To the first floor are four generous bedrooms with two bedrooms featuring fitted wardrobes. A stylish family bathroom completes excellent accommodation. There is also an occasional fifth bedroom located in the loft room with turned staircase and velux window. Externally is a large driveway & a spacious rear garden with garden room.

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 3EA

TENURE

Freehold with Chief Rent - 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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