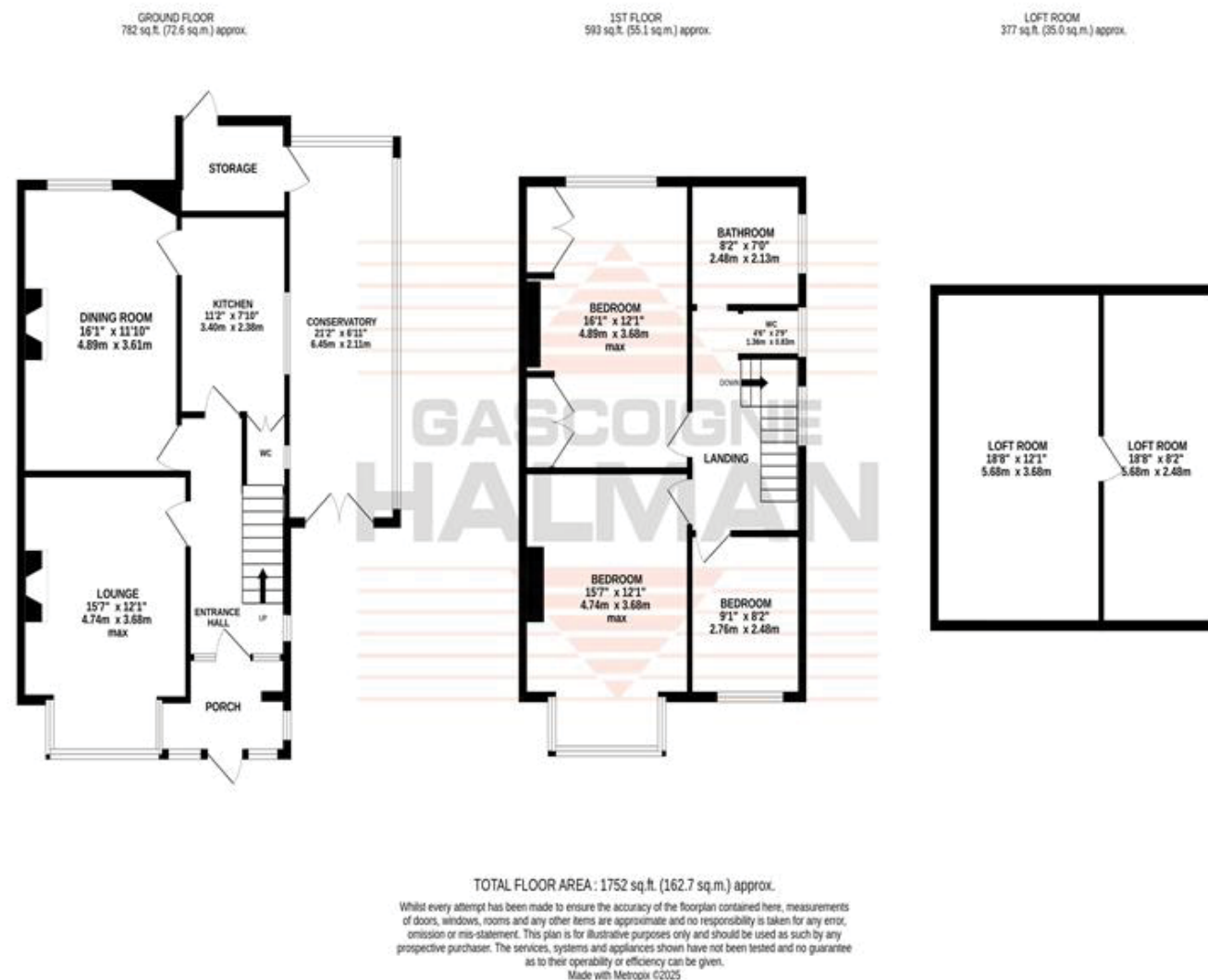


**433 NORTHENDEN ROAD**  
Sale  
**OFFERS AROUND**  
**£450,000**



**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



**GASCOIGNE HALMAN**

Prominently positioned close to excellent transport links, primary & secondary schools as well as local amenities is this larger than average semi detached residence. Set back from the road and offering a substantial plot, this wonderful property is certain to appeal to someone looking for their next family home. No Chain.



- Traditional Semi Detached Residence
- Three Well Proportioned Bedrooms And Family Bathroom With Separate WC
- Positioned In A Highly Desirable Location
- Conveniently Located for Excellent Transport Links & Sale Moor Village
- Spacious Plot With Space To Three Sides Of The Property
- No Chain

**OFFERS AROUND  
£450,000**

**433 NORTHENDEN ROAD**

Sale



#### DESCRIPTION

This well-appointed semi detached residence is situated on one of Sale's popular roads and must be viewed to be appreciated. The property promotes larger than average rooms including a bay fronted dining room and a spacious lounge with views onto the private rear garden. A separate fitted kitchen with breakfast bar leads through to a spacious conservatory and useful storage cupboard/utility room which houses the boiler. A generous entrance porch & hallway and WC completes the generous ground floor accommodation. To the first floor are three well proportioned bedrooms, a three-piece family bathroom and separate WC.

There is also a large loft room split into two which can be accessed via a drop down ladder and offers excellent potential for a master suite (STPP). Externally the property includes a driveway providing potential for off-road parking and to the rear there is a spacious paved rear garden which also wraps around the side of property.

#### 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 2RA

#### TENURE

Unable to obtain title deeds - unregistered

#### 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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