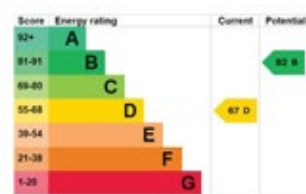
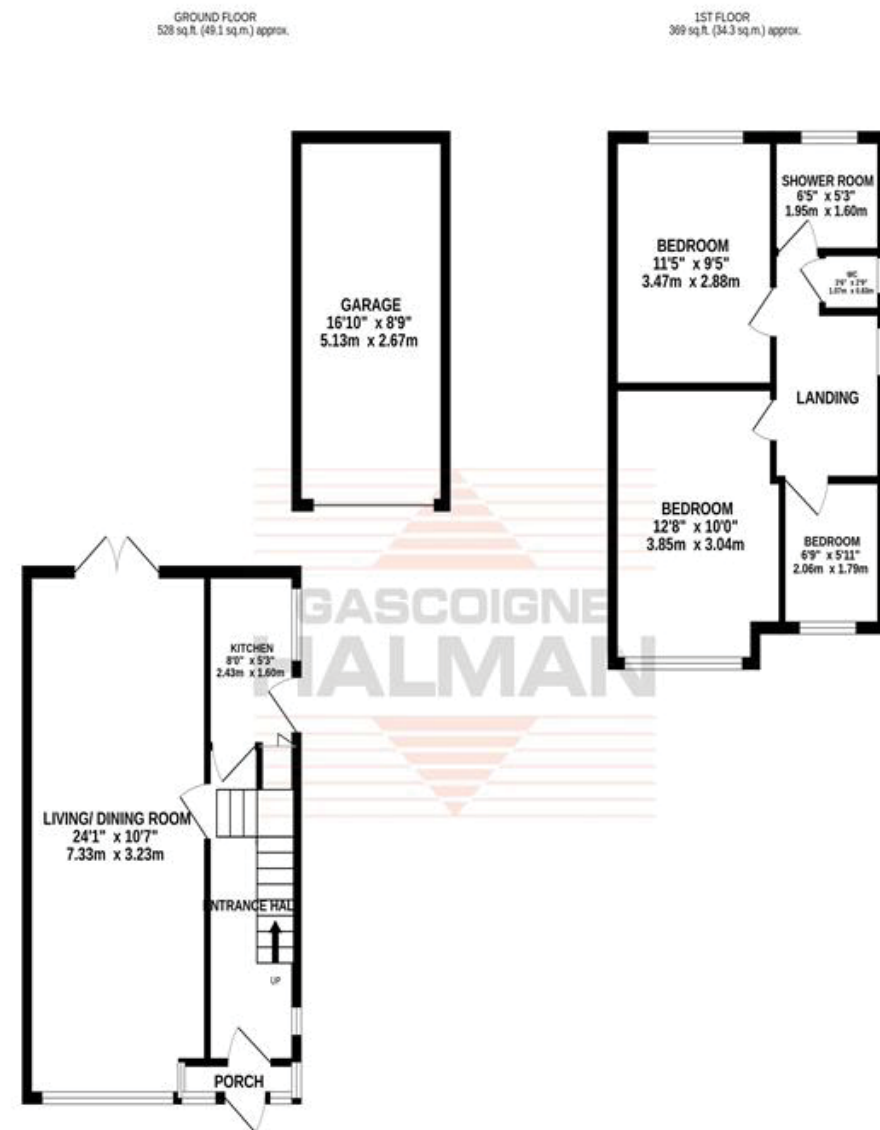


**58 OLLERTON AVENUE**  
Sale  
**£375,000**



**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



Positioned in a highly desirable location close to transport links as well as Ashton on Mersey village, this bay fronted three bedroom semi detached family home offers ideal accommodation for a variety of buyers. Whilst requiring modernisation, the property does reveals a generous garden with detached garage and driveway providing ample parking. No Chain.

**GASCOIGNE HALMAN**



- Three Bedroom Bay Fronted Semi Detached
- Selective Modernisation Required
- Spacious Living/Dining Room
- Highly Desirable Location
- Detached Garage & Driveway Providing Parking
- No Onward Chain

**£375,000**

**58 OLLERTON AVENUE**

Sale



#### DESCRIPTION

Internally this property reveals a hallway which in turn branches out to an open living/dining room with feature bay window and access out onto rear garden through double doors. A separate kitchen completes well balanced ground floor accommodation whilst to the first floor there are three bedrooms and a bathroom with separate WC. To the front there is a driveway leading to a detached garage whilst to the rear there is a superb south facing garden. 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 Sat Nav purposes - M33 5HB

#### 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 C

#### VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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