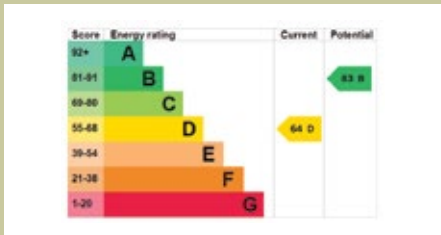
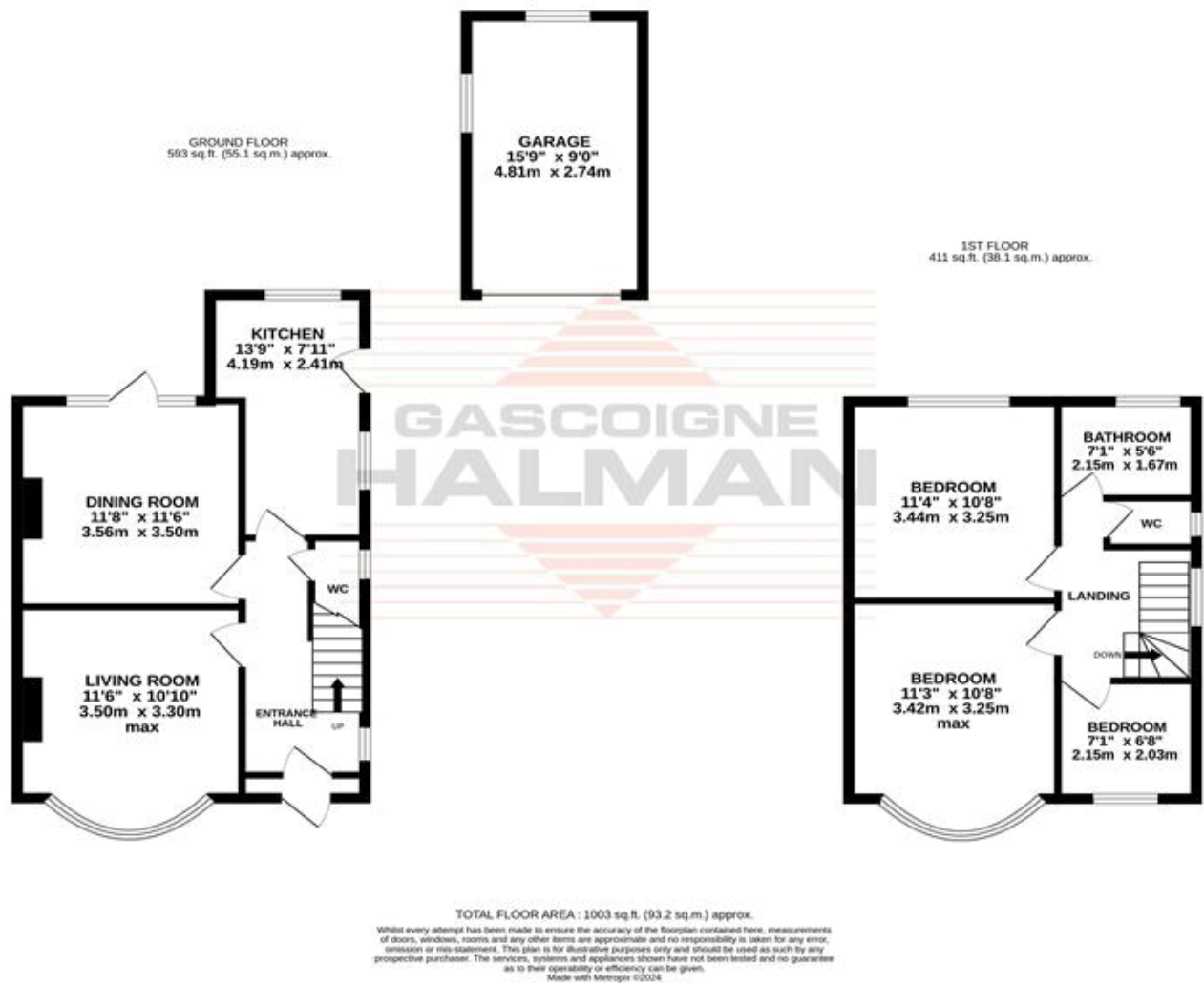


331 MANOR AVENUE

Sale

£400,000



**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

This well appointed bay fronted semi detached residence offers spacious accommodation which reveals a modern kitchen & bathroom as well as neutral decor throughout. Being close to Primary & Secondary schools and excellent transport links, this wonderful property is certain to appeal to a variety of buyers. No Chain.



- Bay Fronted Semi Detached
- Two Separate Reception Rooms & Modern Kitchen
- Three Generous Bedrooms

- Family Bathroom, Separate WC & Ground Floor WC
- Off Road Parking & Private Garden
- No Chain

**£400,000**

**331 MANOR AVENUE**

Sale



This wonderful semi detached property, positioned close to excellent schools & Ashton on Mersey village, offers excellent spacious family accommodation throughout. Internally the property includes an entrance hallway leading to a lounge with feature bay window, a dining room with access out onto the rear & a stylish kitchen. A downstairs WC completes the ground floor accommodation. To the first floor are two double bedrooms and a well proportioned third bedroom as well as a modern family bathroom & separate WC. Externally the property reveals a driveway providing off road parking whilst a enclosed rear garden is ideal for families to enjoy. 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 SatNav purposes: M33 4WD

#### TENURE

Freehold with a 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 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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