

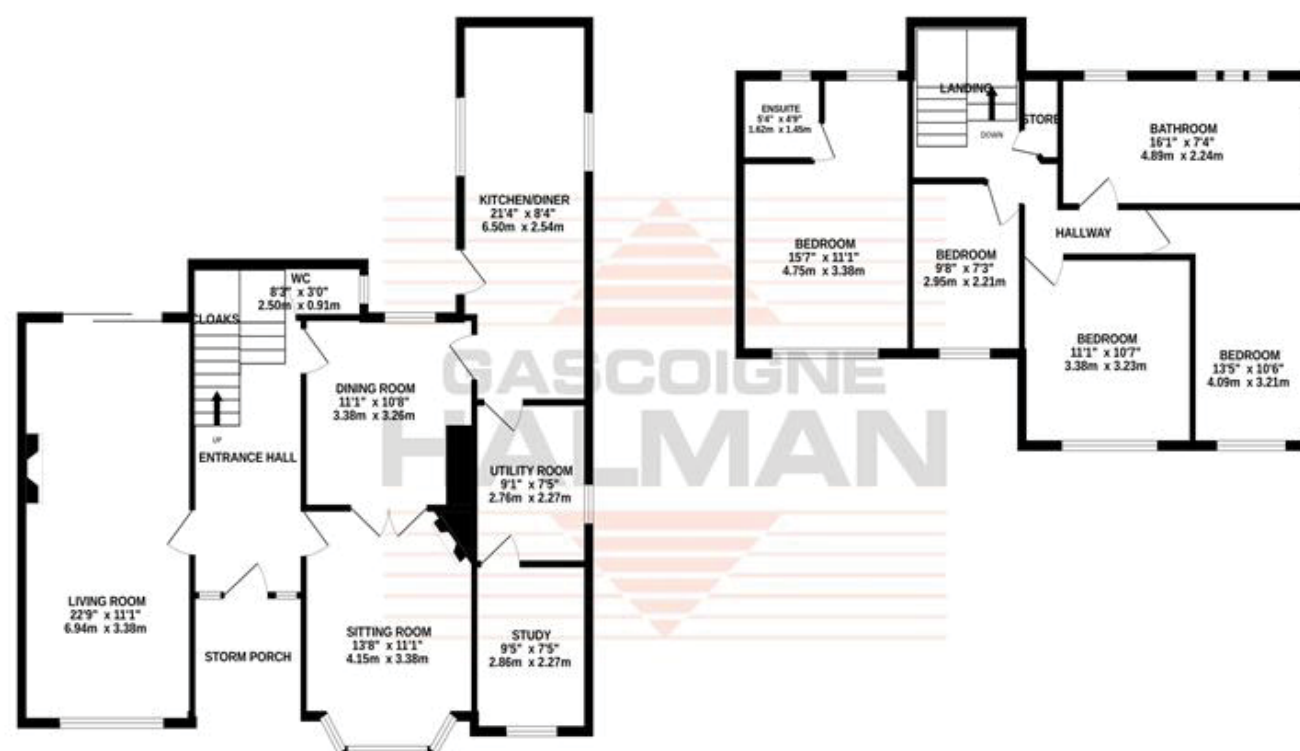
110 HARBORO ROAD

Sale

£825,000

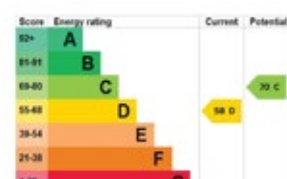
GROUND FLOOR  
1004 sq.ft. (93.3 sq.m.) approx.

1ST FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 1696 sq.ft. (157.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

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A substantial and lovingly maintained detached residence, occupying a generous plot with views over local playing fields, benefitting from three reception rooms and four bedrooms, with a large secluded rear garden, and being conveniently close to Sale, Ashton-on-Mersey, popular schools, key transport links and local amenities.

GASCOIGNE HALMAN



- In Catchment For Some Of Traffords Outstanding Schools
- Beautifully Presented Detached Family Home
- Generous Plot With Views Over Playing Fields
- Four Bedrooms & Ensuite
- Private Large Garden & Off Road Parking
- Close To Ashton On Mersey Village & Sale Town Centre

**£825,000**

**110 HARBOUR ROAD**

Sale



Having been lovingly maintained, and attractively appointed throughout, the generously proportioned accommodation begins with a vast storm porch, welcoming entrance hall with composite front door, herringbone flooring and under-stair cloaks/ wc/, to the left is a large living/ dining room with dual aspect with patio doors and feature fireplace, a charming bay-fronted sitting room is to the right with a striking fireplace, opening via double doors to a separate dining room, off the dining room is the extended and refitted breakfast-style kitchen, complete with a range of contrasting base and wall units and dining area. There is also a useful utility room, and private home office/ study.

To the first floor, via the spacious landing with airing cupboard, are four well sized bedrooms, with bedroom one enjoying ensuite shower room and an attractive feature fireplace, whilst there is also a substantial family bathroom complete with four piece suite including separate shower cubicle and traditional sunken bathtub. Bedroom four also provides access to a useful loft measuring 16ft by 7ft, with twin velux skylights, and offering a superb storage area. Externally the home enjoys a large block-paved part hedged driveway offering ample off-road parking, whilst to the rear is a generous secluded garden, mainly laid to lawn, with mature borders, and stone patio.

#### 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 6GF

#### 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 - Tax Band G

#### 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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