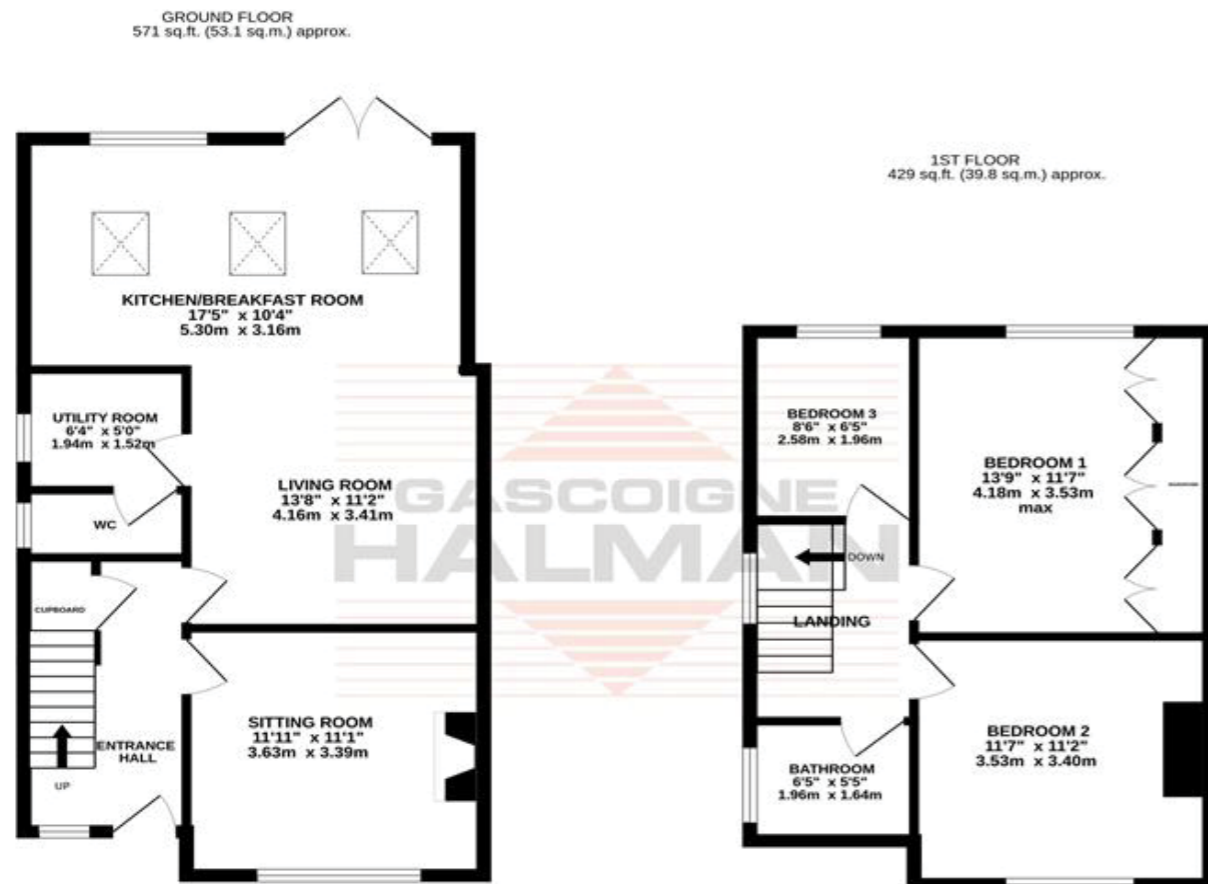


**62 ST.MARYS ROAD**  
Sale  
**OFFERS IN REGION OF**  
**£525,000**



**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



useful amenities.

**GASCOIGNE HALMAN**

- AN IMPRESSIVELY ENHANCED AND EXTENDED SEMI-DETACHED RESIDENCE
- OUTSTANDING OPEN PLAN LIVING/ DINING KITCHEN
- THREE WELL SIZED BEDROOMS
- MODERN REFITTED FAMILY BATHROOM

- IDEALLY LOCATED CLOSE TO SALE, KEY TRANSPORT LINKS AND IN CATCHMENT OF SOUGHT-AFTER SCHOOLS
- LARGE SECLUDED REAR GARDEN WITH PLEASANT VERANDA COVERED PATIO

**OFFERS IN REGION OF  
£525,000**

**62 ST.MARYS ROAD**

Sale



Having been stylishly enhanced, generously extended, and extensively improved in recent years, a handsome larger-style semi-detached home, enjoying attractive remodeled accommodation ideal for modern family living, with three bedrooms, a secluded large rear garden with garage, and occupying a prime location close to Sale, useful amenities, and within catchment of Trafford's popular primary and secondary schools. The home is approached via a large driveway, with charming traditional part rendered elevations, and accessed via a modern fitted composite front door. The home begins with a welcoming entrance hall, with a charming front living room with feature fireplace, to the rear is the main hub of the home; the intelligently

remodelled living/ dining kitchen complete with an attractive range of refitted base and wall units with peninsula style breakfast bar, enjoying spacious living and dining areas, and with patio doors providing access to the rear garden. Off the kitchen is a useful utility room with W/C. To the first floor, via the spacious landing, are three well sized bedrooms, with bedroom one and two being particularly large, with fitted wardrobes to bedroom one, and boasting a stylish refitted family bathroom. Externally to the rear is a secluded garden, with lawned garden, mature borders, fenced boundaries, rear stone patio seating area, pleasant patio off the kitchen with modern veranda, and a useful detached garage.

#### 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 6SA

#### 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 C

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**