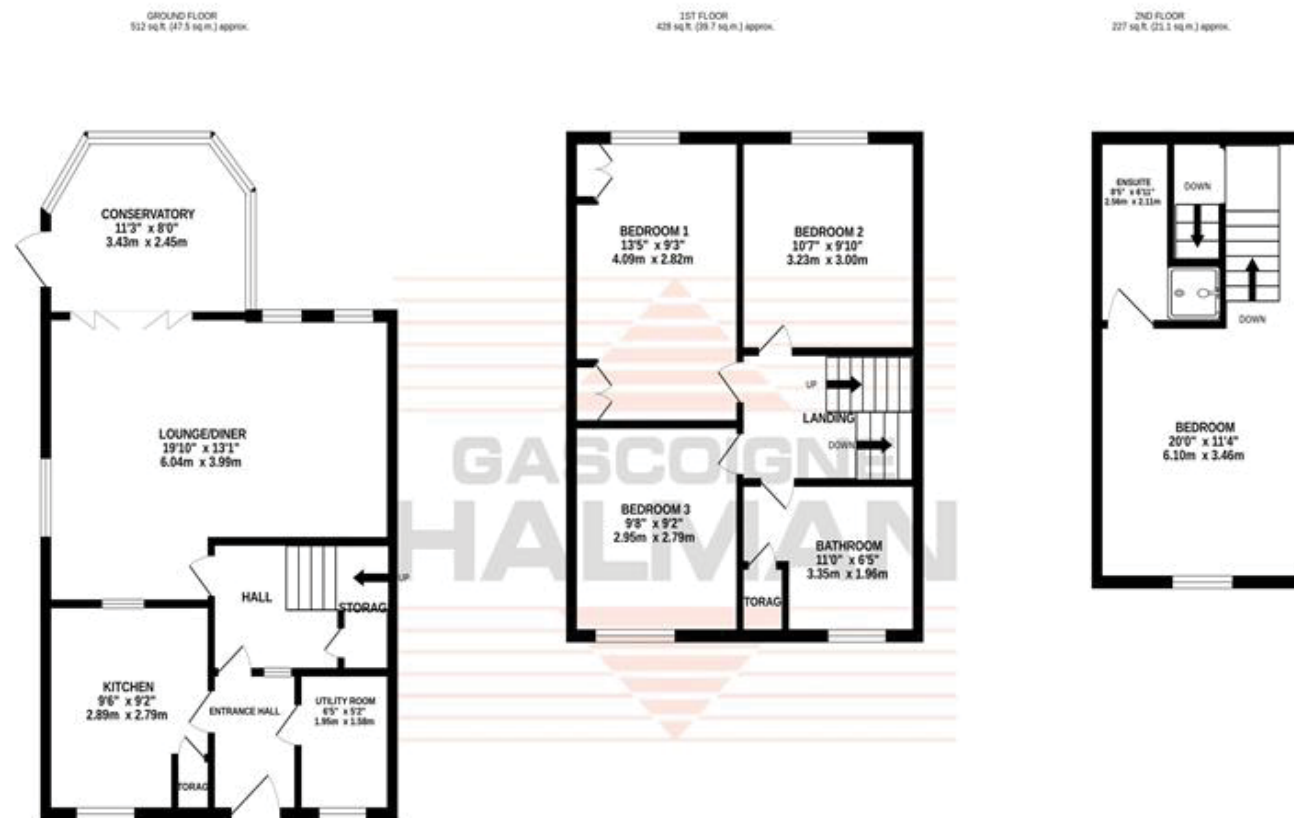


9 CUTGATE CLOSE

Manchester

£325,000



TOTAL FLOOR AREA: 1166 sq ft (108.3 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.  
Made with Metropix ©2025



#### NOTICE

Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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 remarkable four-bedroom end mews residence is located in a tranquil cul-de-sac and features an impressively sized private rear garden, along with generous living spaces throughout. With four double bedrooms and an open-plan lounge and dining area, this property is well-suited for a diverse array of potential buyers.



- Four Double Bedrooms
- Quiet Cul-de-Sac Location
- Spacious Accommodation Throughout

- Large rear garden and plot
- Modern Kitchen & Utility Room
- Shared driveway for multiple vehicles

**£325,000**

**9 CUTGATE CLOSE**

Manchester



#### DESCRIPTION

Located in a tranquil cul-de-sac, this four double bedroom end mews residence presents well-appointed living spaces throughout. The property features a welcoming entrance hall that leads to a modern refitted kitchen, a helpful utility room, and a spacious living/dining area, complemented by a conservatory that overlooks the rear garden. On the first floor, there are three double bedrooms along with a three-piece bathroom suite, while the main bedroom is equipped with fitted wardrobes. The second floor comprises a converted loft space, ideal for a fourth bedroom, which also includes an ensuite shower room.

The rear of the property boasts a remarkable garden and patio area, while the front features a small garden and access to a shared driveway.

#### 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 M23 9QH

#### 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

Manchester CC - Tax Band A

#### VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignehalman.co.uk

**GASCOIGNE HALMAN**