

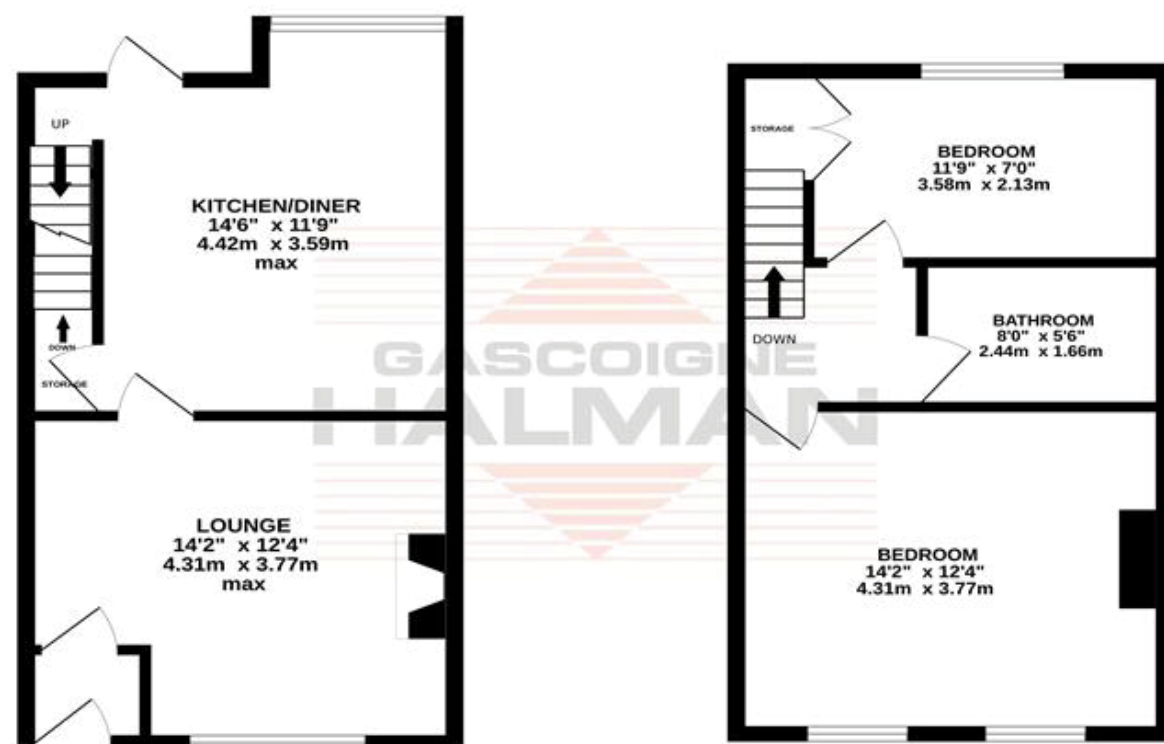
48 ELM GROVE

Sale

£289,950

GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.0 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

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

This wonderful period mid terrace property is ideal for first time buyers and buy-to-let investors alike. Benefiting from two double bedrooms, together with being within close proximity to a range of local amenities and transport links. No Chain.

- Charming Period Mid Terrace
- Two Double Bedrooms & Fitted Bathroom
- Well Maintained Rear Courtyard

- Positioned Close To Excellent Transport Link
- Ideal For First Time Buyers & Investors
- No Chain

£289,950

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Sale



DESCRIPTION

A charming mid terrace property which includes a spacious lounge and a kitchen/diner with large storage cupboard which leads out to an enclosed, well maintained courtyard garden with raised decking. To the first floor are two large double bedrooms and a fitted three piece bathroom suite. The property will suit a variety of buyers and offers excellent potential for buy-to-let investors or first time buyers. 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 7JY

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 B

VIEWING

Viewing strictly by appointment through the Agents.

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



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