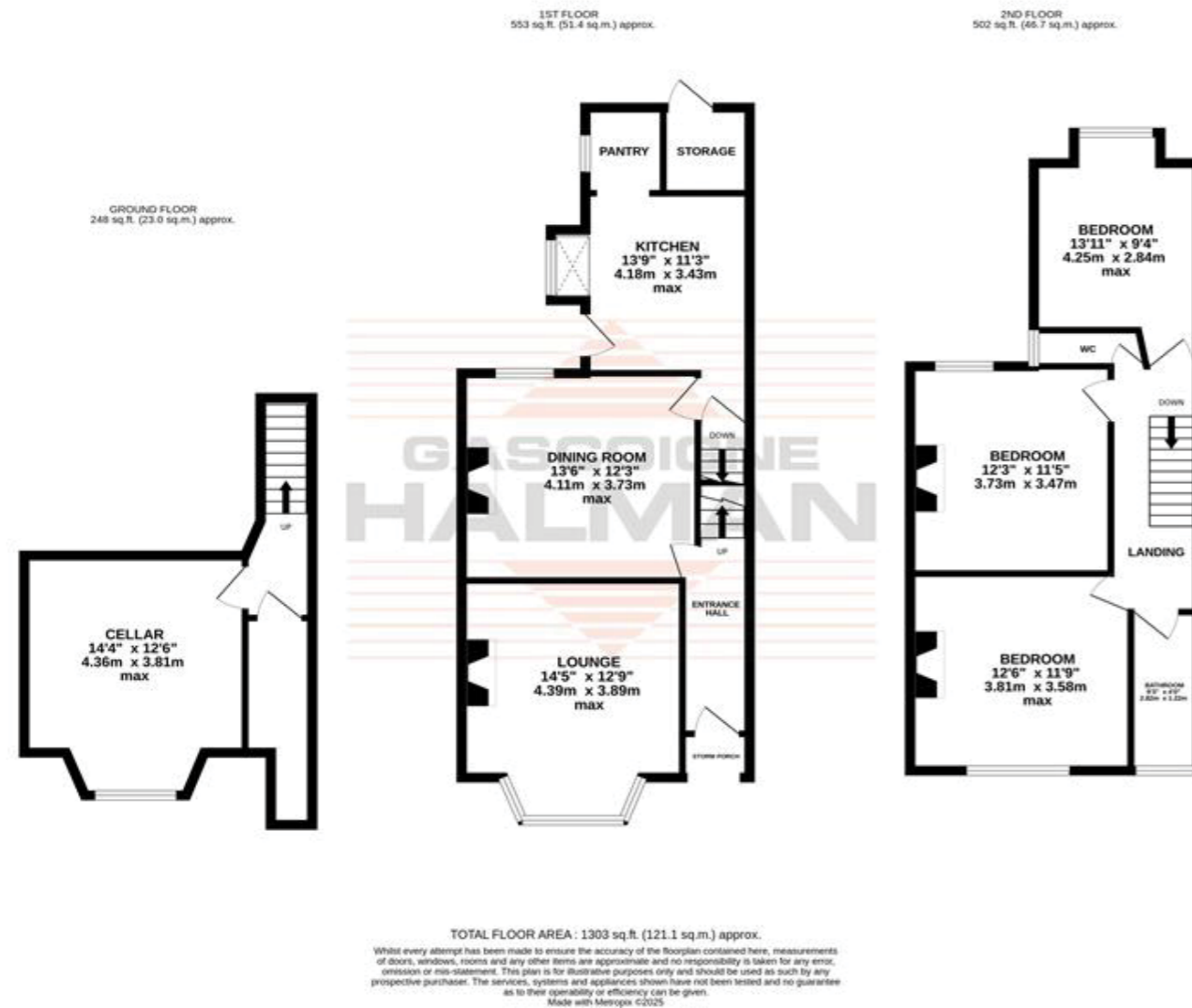


**28 MORNINGTON ROAD**

Sale

**£489,950**



**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**

A handsome traditional bay-fronted semi-detached residence, with two generous reception rooms, and three well sized bedrooms, , boasting a wealth of charming original features, with useful cellars and offering scope for further enhancement, enjoying a spacious end position with walled rear garden, occupying an exclusive position close to Sale, popular schools, key transport links and local amenities.

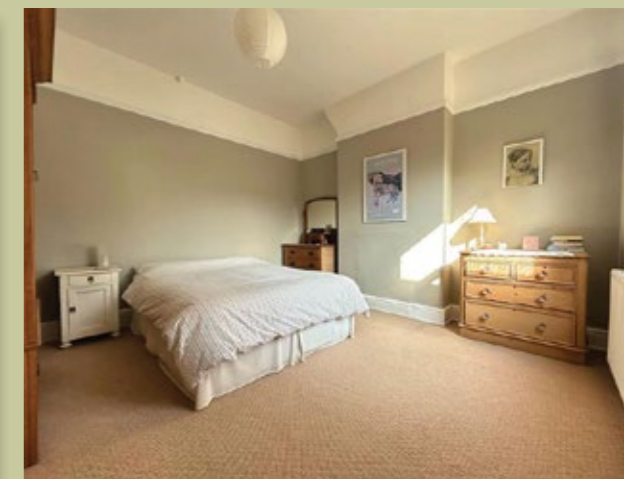
- Wonderful Period Semi Detached Residence
- Three Generous Bedrooms & Family Bathroom
- Highly Desirable Location Close To Excellent Transport Links & Local Amenities

- Ideal For Someone Looking For Family Home
- Off Road Parking & Low Maintenance Rear Garden
- Over 1300 sqft Of Accommodation Over Three Floors

**£489,950**

**28 MORNINGTON ROAD**

Sale



#### DESCRIPTION

This beautiful period semi detached residence, located close to local amenities and excellent transport links, reveals stunning family accommodation throughout. An entrance hallway leads to a bay fronted lounge with feature fireplace and separate useful dining room. A kitchen/breakfast room offers a range of wall and base units plus a small pantry to the rear. The kitchen also has a feature bay window allow ample natural light to flood the room and offers access out onto the rear garden. To the first floor are three generous bedrooms and a fitted three piece family bathroom with separate WC.

The property also boasts unconverted cellar chambers, ideal for storage currently but could be converted (stpp) to offer further accommodation. Externally the property includes a driveway providing off road parking as well as a beautiful low maintenance rear garden with outdoor storage cupboard.

#### 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 2DA

#### 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 - Band D

#### 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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**GASCOIGNE HALMAN**