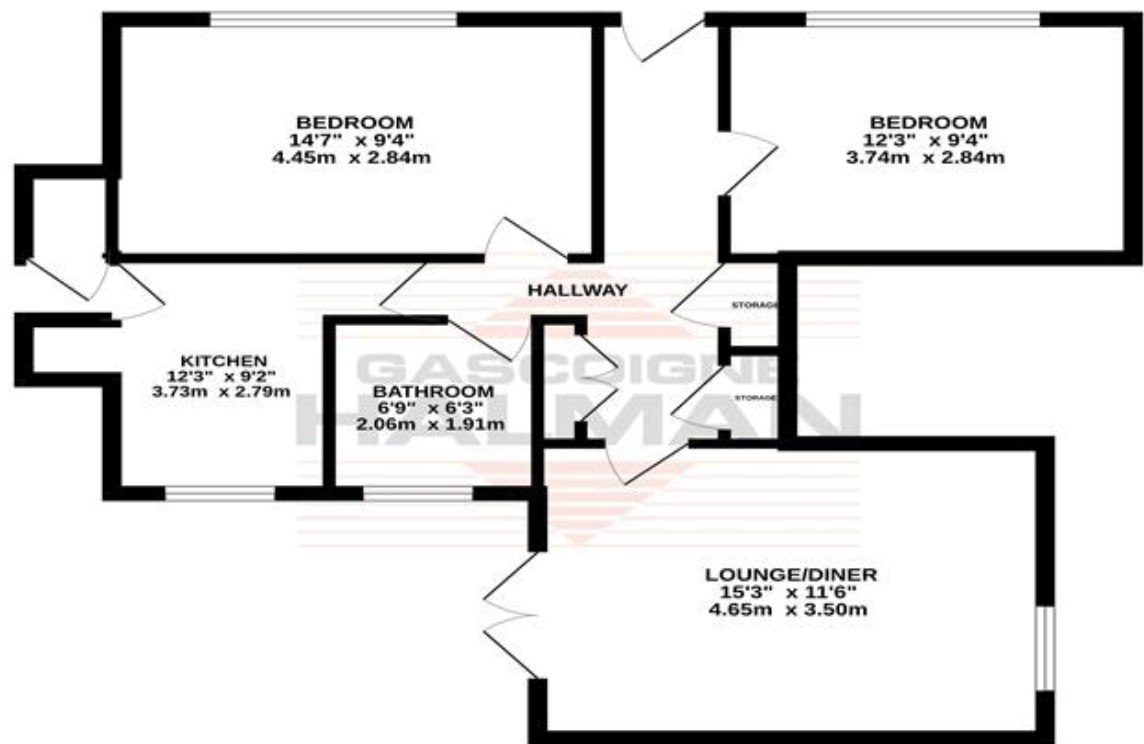


8 CARRSWOOD ROAD

Sale

£180,000

GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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**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



GASCOIGNE HALMAN

This two double bedroom maisonette, boasting ample outside space including off road parking, is prominently positioned close to local amenities and excellent transport links. Whilst requiring a degree of modernisation, this property is certain to appeal to a variety of buyers. No Chain.



- Ground Floor Maisonette
- Two Double Bedrooms & Three Piece Bathroom
- Separate Lounge/Diner & Kitchen

- Private Outdoor Space & Off Road Parking
- Ideal for FTB's/Investors & No Chain
- Close To Transport Links, Local Amenities & Schools

**£180,000**

**8 CARRSWOOD ROAD**

Sale



This spacious ground floor maisonette, located within walking distance to local schools and local amenities, is ideal for first time buyers and investors alike. In brief, the accommodation comprises of an entrance hall with multiple storage cupboards, spacious lounge/dining with double doors out onto the a patio area, kitchen with separate utility space, two double bedrooms and three piece fitted bathroom. The property also boasts ample external space in the form of a spacious rear patio and off road parking. 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 M23 9HU

#### TENURE

Leasehold - 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 - Band A

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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