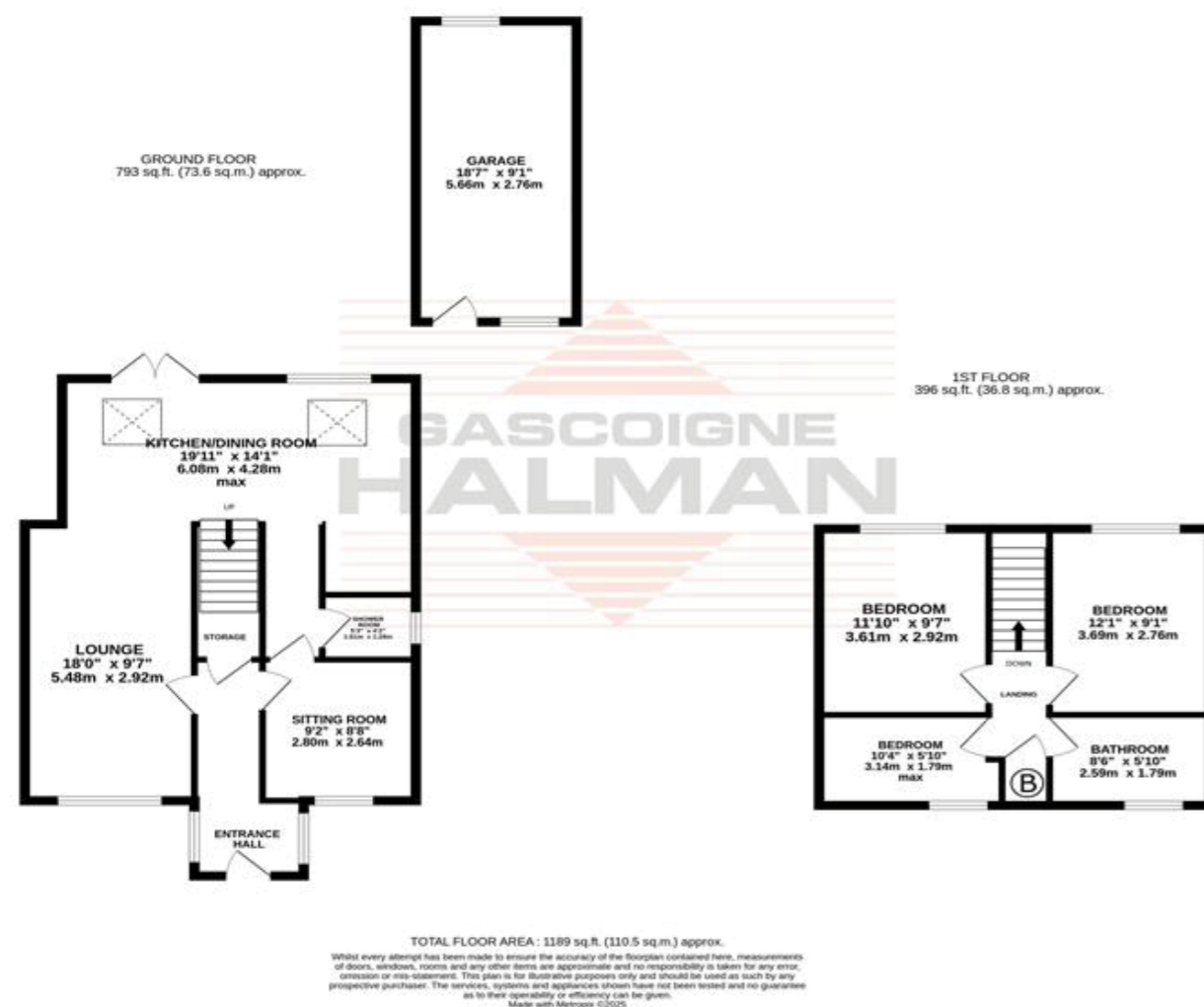


120 EPSOM AVENUE
Sale
GUIDE PRICE
£375,000



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



An extensively enhanced, generously extended and fully renovated end terrace, with striking open plan living including feature refitted dining kitchen, three spacious bedrooms, and a versatile study/ occasional fourth bedroom, with a landscaped secluded garden with detached garage, close to Sale, popular schools and key transport links. *NO CHAIN*

GASCOIGNE HALMAN

- Beautifully Modernised End Terrace Residence
- Three Generous Bedrooms, Family Bathroom & Ground Floor Shower Room
- Spacious Open Plan Living

- Recently Renovated Throughout To High Standard
- Prominently Positioned On Quiet & Convenient Road
- No Chain

GUIDE PRICE
£375,000

120 EPSOM AVENUE

Sale



Having been comprehensively renovated and immaculately enhanced, a fine example of a completely renovated residence, enjoying contemporary themed accommodation throughout, whilst set within a spacious landscaped plot, and being conveniently located close to useful amenities, popular schools and transport links. Upon approach the home begins with a large newly added entrance porch, opening to a welcoming entrance hallway, to the left of the hall is the remodelled main hub of the home; the open plan living room, leading to a spacious dining area with double doors to the garden, and being flanked by the fully renovated and newly installed kitchen with contrasting tones, integrated appliances and

feature central island, with a key attractive feature being the renewed staircase with oak hand rail and glass-balustrade. There is also a front study or occasional fourth bedroom, and a modern fitted shower room. To the first floor are three well sized bedrooms, and a stylish renovated bathroom. Externally the home benefits from a large driveway offering ample off-road parking, whilst to the rear is a generous private garden, mainly laid to lawn, with useful detached outbuilding ideal for storage and offering scope for conversion.

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 4QG

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 A

VIEWING

Viewing strictly by appointment through the Agents.

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



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