

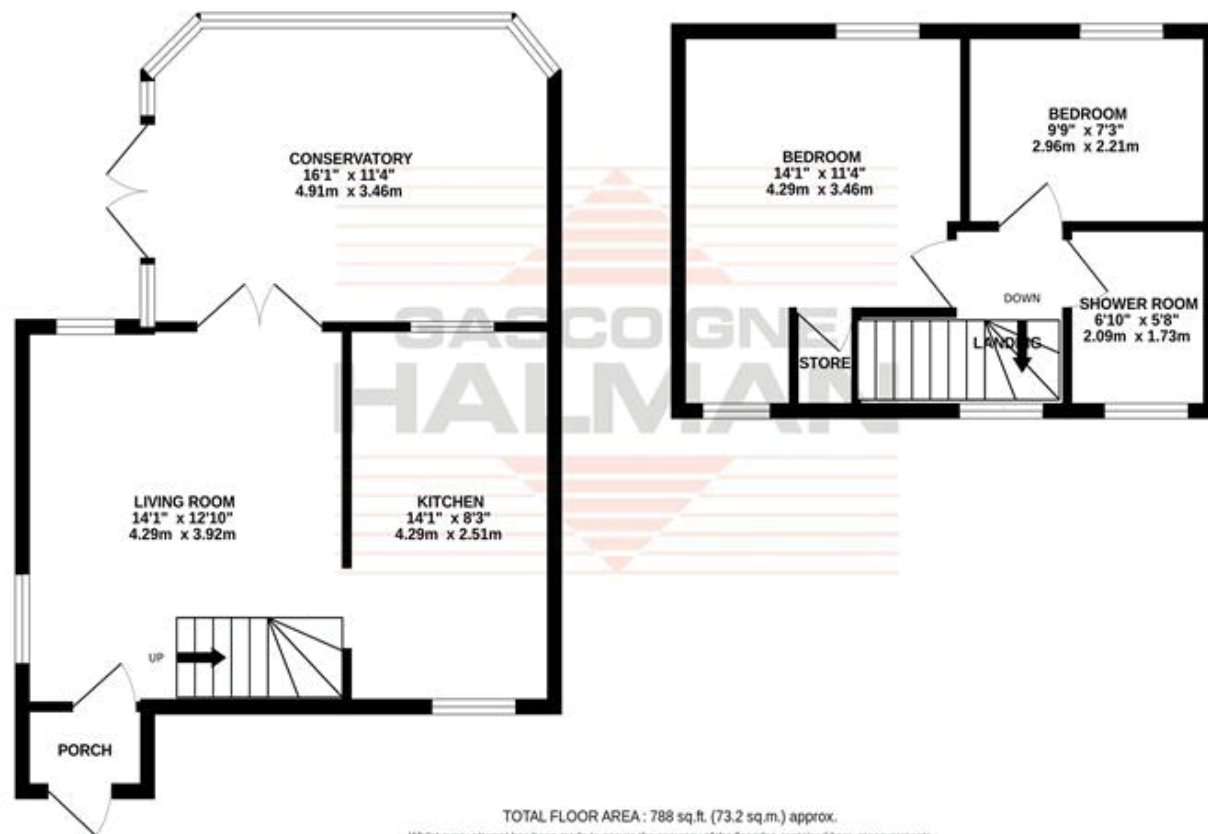
## 7 SEDBURGH CLOSE

Sale

£350,000

GROUND FLOOR  
491 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 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 52025



### 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 attractive and modern end terraced home, with stylishly improved accommodation throughout, boasting large living room, modern refitted kitchen, two double bedrooms, and a contemporary refitted shower room, with a generous secluded rear garden with useful garage, located on a popular residential development close to Sale, popular schools, key transport links and local amenities.

**GASCOIGNE HALMAN**



- Modern End Terrace
- Two Double Bedrooms
- Popular Development Off 'Moss Lane'

- Ideal For A Variety Of Buyers
- Generous Rear Garden
- No Chain

**£350,000**

**7 SEDBURGH CLOSE**

Sale



#### DESCRIPTION

Set within a tucked away modern residential development, an attractive modern end terraced house, with recently upgraded kitchen and shower room, with a large rear garden and close to popular schools, and the local amenities of Sale.

The house is located in a quiet backwater position and enjoys a large frontage with driveway and useful detached garage on approach. Upon entry is a useful entrance porch, leading to a spacious living room with double doors opening to a large conservatory, to the right is the attractively refitted separate kitchen with recently refitted base and wall units.

To the first floor are two well sized double bedrooms, and an attractive contemporary themed refitted shower room. Externally the house enjoys a large secluded rear garden, mainly laid to lawn, with mature borders and fenced boundaries.

#### 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 5SR

#### 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 C

#### 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



gascoignehalman.co.uk

**GASCOIGNE HALMAN**