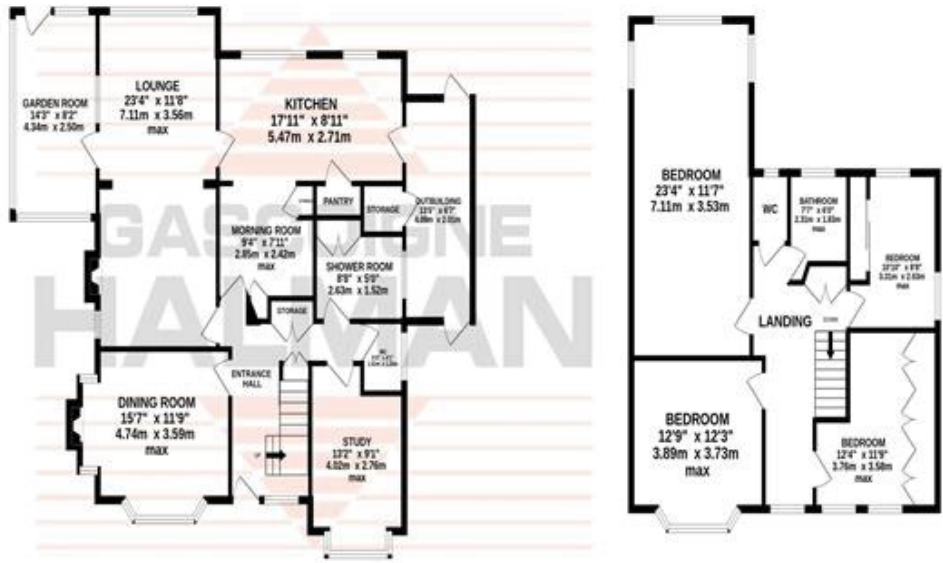
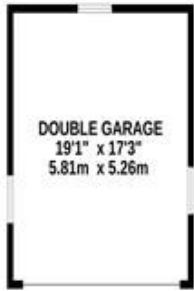


4 MOWBRAY AVENUE
Sale
OFFERS OVER
£775,000

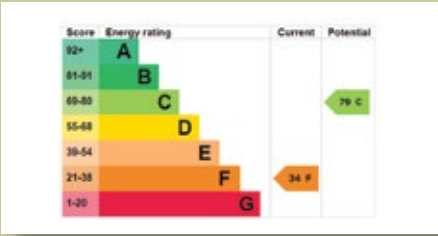


GROUND FLOOR
1542 sq.ft. (143.2 sq.m.) approx.

1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA: 2359 sq.ft. (219.2 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.
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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



A substantial double fronted traditional detached residence of circa 2000 sqft set within a secluded backwater cul-de-sac setting, offering an exciting opportunity for improvement through modernisation, occupying an enviable corner plot of 0.2 acres with large private gardens and double garage, within easy reach of Sale, Sale Grammar, Brooklands Primary, and Brooklands tram stop. *NO CHAIN*

GASCOIGNE HALMAN

- Highly Desirable Location Close to Fantastic Schools
- Substantial Plot with Approx 0.2 Acres
- Double Fronted Detached Family Home with Excellent Development Potential (STPP)
- In Need Of Modernisation Throughout
- Large Detached Garage Providing Ample Storage
- Walking Distance to Brooklands Metrolink

**OFFERS OVER
£775,000**

4 MOWBRAY AVENUE

Sale



Representing a rare opportunity to acquire a handsome bay-fronted large detached home, set within an enviably large corner plot, with three reception rooms and four bedrooms, in need of modernisation and with scope for extension (subject to PP), whilst being ideally positioned at the head of a cul-de-sac close to Sale, key schools, and useful transport links. The home is approached over a large driveway, with handsome part rendered bay-fronted elevations, upon entry is a welcoming entrance hall, to the left is a bay-fronted dining room with inglenook-style fireplace, there is a large extended family room measuring over 23ft in length with a charming garden room off, ahead of the hall is a traditional morning room leading on to the fitted

kitchen complete with pantry and side door to a useful lean-to outbuilding. To the right of the hall is also a bay-fronted study, downstairs shower room, and separate w/c. To the first floor, of the spacious landing, are four well sized bedrooms, with fitted wardrobes to two, whilst there is also a bathroom with separate w/c. The home offers huge scope for enhancement, a program of remodelling, and or extension, all subject to permissions, whilst being complemented by a wealth of charming original features. The home occupies a substantial corner plot, with generous driveway to the front leading to a large detached double garage. The rear garden is hugely impressive in size, privacy and offers scope for improvement, being mainly laid to lawn, with mature borders, and wild garden area.

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.

TENURE

Freehold - subject to verification by Solicitor
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford MBC - Council Tax Band F

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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