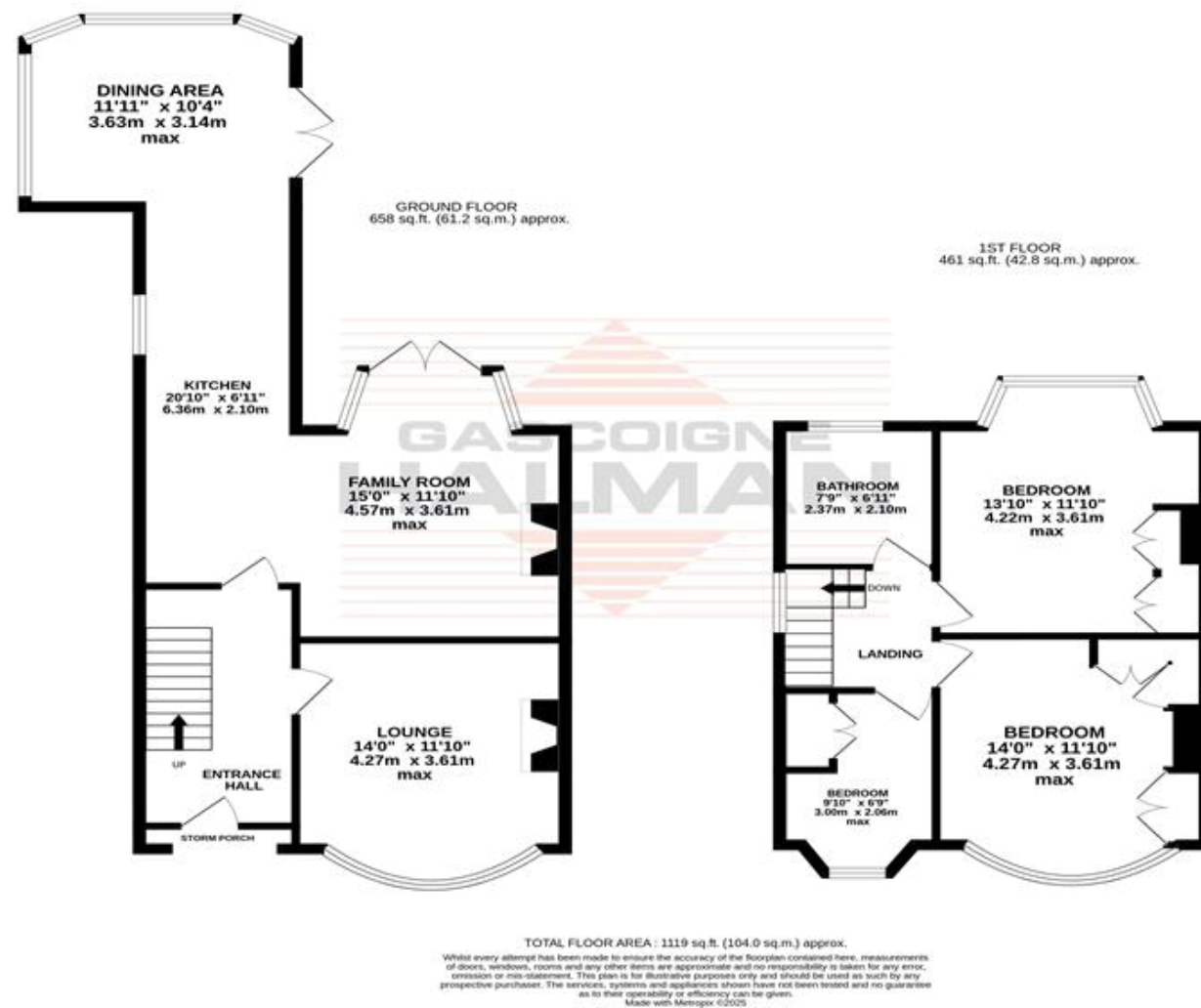


29 BARNFIELD CRESCENT

Sale

£515,000



#### 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



Situated in a highly desirable residential neighborhood, this remarkable semi-detached home is strategically positioned, set back from the street. It features a contemporary kitchen/dining area, two ample reception rooms, and three sizable bedrooms. Additionally, the property offers driveway parking and a lovely garden at the rear, rendering it an ideal family residence that must be seen to be fully appreciated.

GASCOIGNE HALMAN



- Beautifully Presented Semi Detached Residence
- Prominently Positioned Close To Ashton On Mersey Village
- Ideal For Someone Looking For A Family Home
- Ample Off Road Parking & Well Maintained Rear Garden
- Three Generous Bedrooms & Modern Family Bathroom
- Must Be Viewed To Be Appreciated

£515,000

29 BARNFIELD CRESCENT

Sale



This exquisite traditional semi-detached residence with a charming bay front offers substantial family living space, conveniently located near Ashton on Mersey village, Sale town center, and the Sale Metrolink. The property features a modern entrance hallway that leads to a separate lounge with a distinctive bay window. At the rear, there is a stunning open-plan kitchen and family room, complete with French doors that open onto the rear garden. A log-burning fireplace adds warmth for those chilly winter evenings. The kitchen is extended to create a bright and spacious dining area, which also provides access to the rear.

On the first floor, there are three tastefully decorated bedrooms and a contemporary three-piece family bathroom. Outside, the property boasts a large driveway for off-road parking at the front, along with a picturesque rear garden and patio area. This residence is sure to appeal to those seeking access to some of Trafford's finest schools, with Ashton Park located just steps away, making it an attractive option for discerning buyers.

#### 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 6WJ

#### 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.

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



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