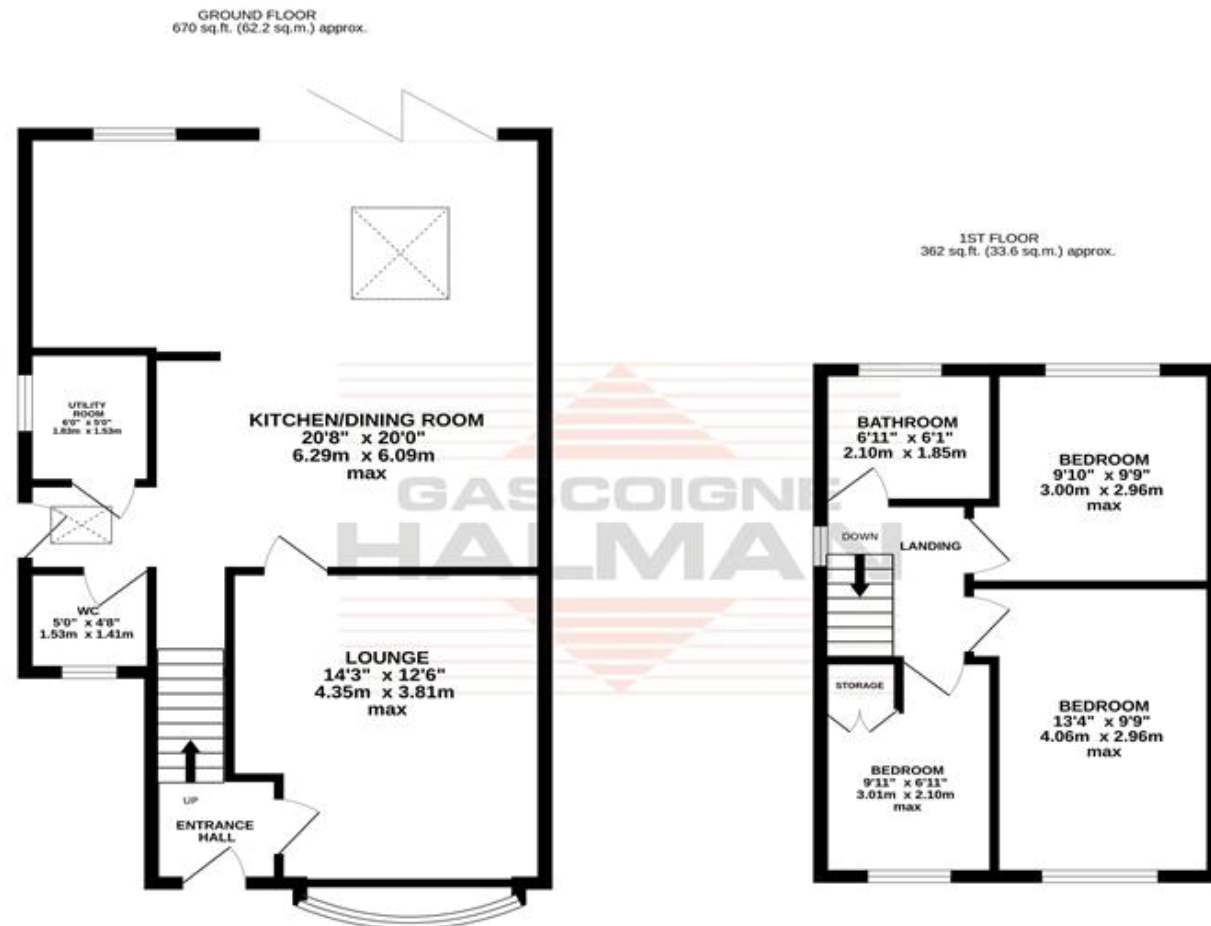


**81 FIRTREE AVENUE**

Sale

**£450,000**



TOTAL FLOOR AREA: 1031 sq. ft. (95.8 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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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

Nestled in a tranquil yet accessible location, this exquisite extended semi-detached residence is sure to attract a variety of buyers. It features ample family living space, including an expanded kitchen/dining area, a utility room, and is enhanced by a charming rear garden along with off-street parking.



- Beautiful Extended Semi Detached Residence
- Three Well Proportioned Bedrooms
- Beautifully Modern Open Plan Kitchen/Dining Room
- Situated In A Quiet & Convenient Location
- Off Road Parking And Well Maintained Rear Garden
- Ideal For A Variety Of Buyers

**£450,000**

**81 FIRTREE AVENUE**

Sale



#### DESCRIPTION

Located in proximity to the esteemed Firs School, this elegantly presented three-bedroom semi-detached home showcases an entrance hallway that leads into a spacious and well-appointed lounge. The separate contemporary kitchen, which opens into the dining area, creates an ideal space for entertaining and provides access to the rear garden via bi-folding doors. Adjacent to the kitchen, a practical utility room and a downstairs WC complete the ground floor layout. The first floor comprises three generously sized bedrooms and a modern three-piece family bathroom.

Outside, a driveway offers off-road parking, while the rear features a delightful enclosed garden with an established layout and a raised decking area plus the additional of a lovely summer house. A viewing is essential to fully appreciate this property.

#### 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 5RU

#### 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

Trafford BC - Band C

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**