

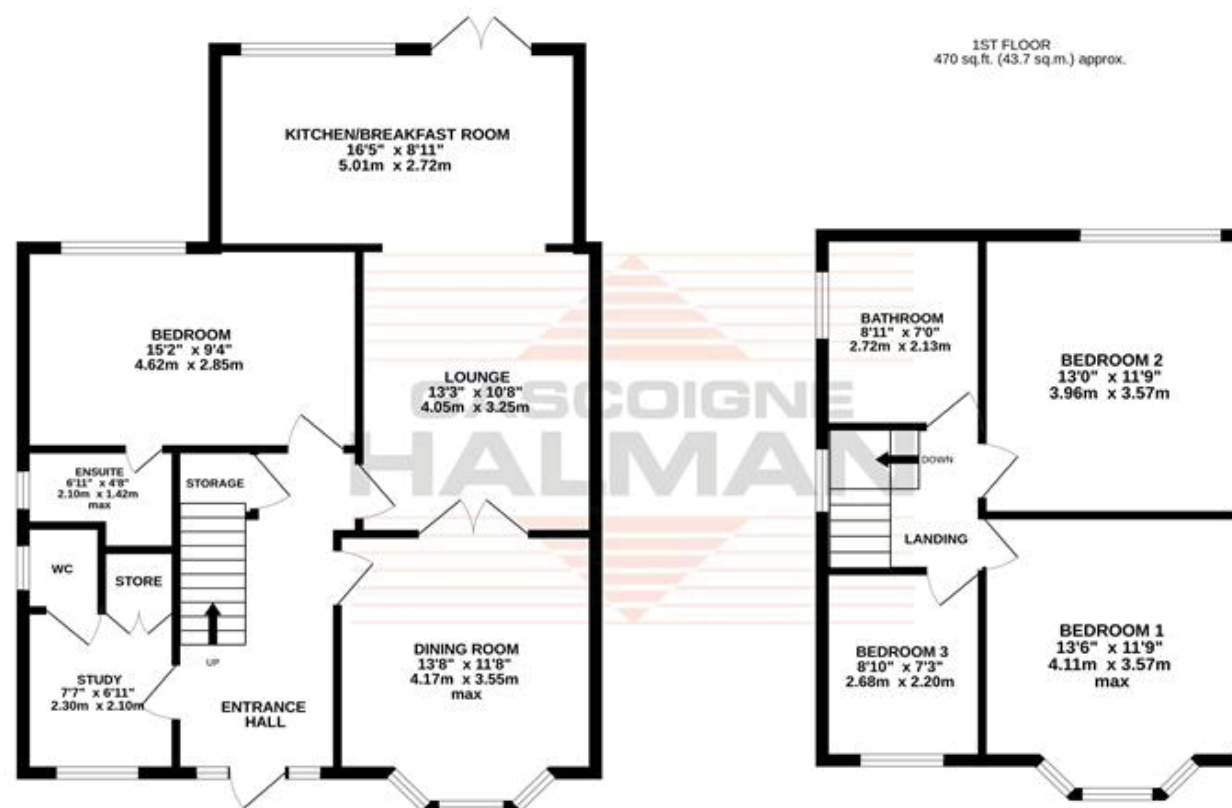
**11 LOWTON ROAD**

Sale

**£550,000**



GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.

TOTAL FLOOR AREA : 1260 sq.ft. (117.1 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

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**GASCOIGNE HALMAN**

Prominently positioned in a highly desirable area, close to outstanding Schools & a range of local amenities along with excellent transport links is this extended semi detached residence. Boasting over 1200 sqft, the property offers wonderful family accommodation with four bedrooms, two bathrooms and open plan kitchen/dining/family room with french doors out onto the south facing rear garden.



- Wonderful Semi Detached Residence
- Located On A Quiet Cul-De-Sac
- Four Spacious Bedrooms, Two Bathrooms & Ground Floor WC
- Zoned For Some Of Trafford's Most Desirable Schools
- Must Be Viewed To Be Appreciated
- Off Road Parking & Generous South Facing Rear Garden

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#### DESCRIPTION

Internally the property comprises of an entrance hallway with useful understairs storage, access onto a dining room with feature bay window and double doors opening onto the lounge. A modern fitted kitchen/breakfast room boasts French doors and large window allowing ample natural daylight in. A ground floor bedrooms, which offers an extensive array of fitted furniture and includes a door to an ensuite shower room, making an ideal guest suite and completes the ground floor accommodation.

The first floor features three additional bedrooms and a four-piece family bathroom, complete with a separate walk-in shower. Located in a highly sought-after area, the property also offers a spacious driveway accommodating multiple vehicles whilst to the rear, there is a fully enclosed south-facing garden with both lawned and patio areas.

#### 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 4LD

#### TENURE

Freehold with Chief Rent - 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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