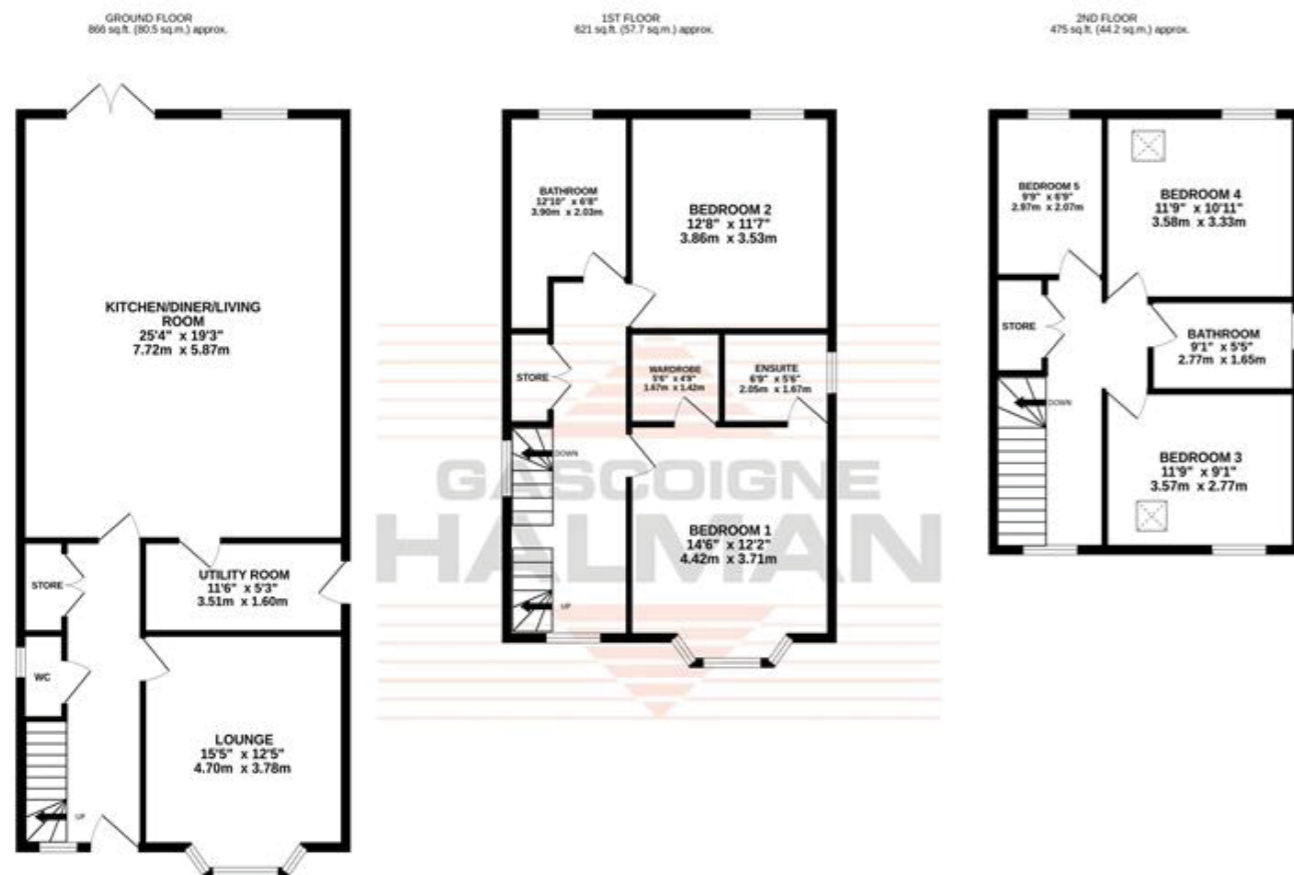
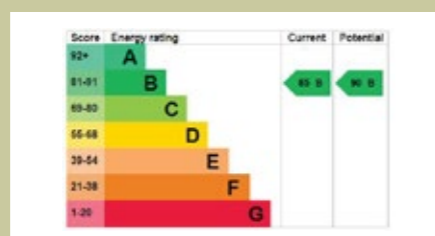


**SKAIFE ROAD**  
Sale  
**£800,000**



TOTAL FLOOR AREA: 1963 sq.ft. (182.4 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

Built in 2016 this stunning detached property is situated within easy walking distance of Sale Moor Village, local amenities and close to motorway access. Approaching close to 2000 sqft of living accommodation which is spread over three floors, this modern residence is certain to appeal to a variety of buyers and must be viewed to appreciate in full.

Sale  
 96, School Road, SALE M33 7XB  
 0161 962 8700 sale@gascoignealman.co.uk

gascoignealman.co.uk



**GASCOIGNE HALMAN**

- Beautifully Presented Detached Family Residence
- Five Generous Bedrooms And Two Family Bathroom
- Stunning Open Plan Kitchen/Diner/Living Room
- Downstairs WC And Master En-Suite

- Off Road Parking And South Facing Rear Garden
- Walking Distance To Sale Moor Village And Local Amenities

**£800,000**

**SKAIFE ROAD**

Sale



**DESCRIPTION**

This beautiful presented detached property is positioned on the doorstep of Sale Moor Village and reveals modern living accommodation through out. Accessed through a bright entrance hallway branching off in to a bay fronted lounge, a stunning open plan modern kitchen/diner/living room with double doors opening on to the rear garden and a separate utility room. There is the added bonus of a downstairs WC which complete the ground floor. The first floor offers two generous double bedrooms, master boasting en-suite shower room plus a walk in wardrobe and a separate four piece family bathroom.

The second floor provides three further well proportioned bedrooms and a modern shower room. Spread over the three floors are separate storage cupboards allowing plenty of storage space throughout. Externally there is ample off road parking for multiple cars and to the rear is a private low maintenance south facing rear garden. Must be viewed to appreciate the high specification of this modern 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 SatNav purposes: M33 2FZ

**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 MBC - Council Tax Band F

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**