

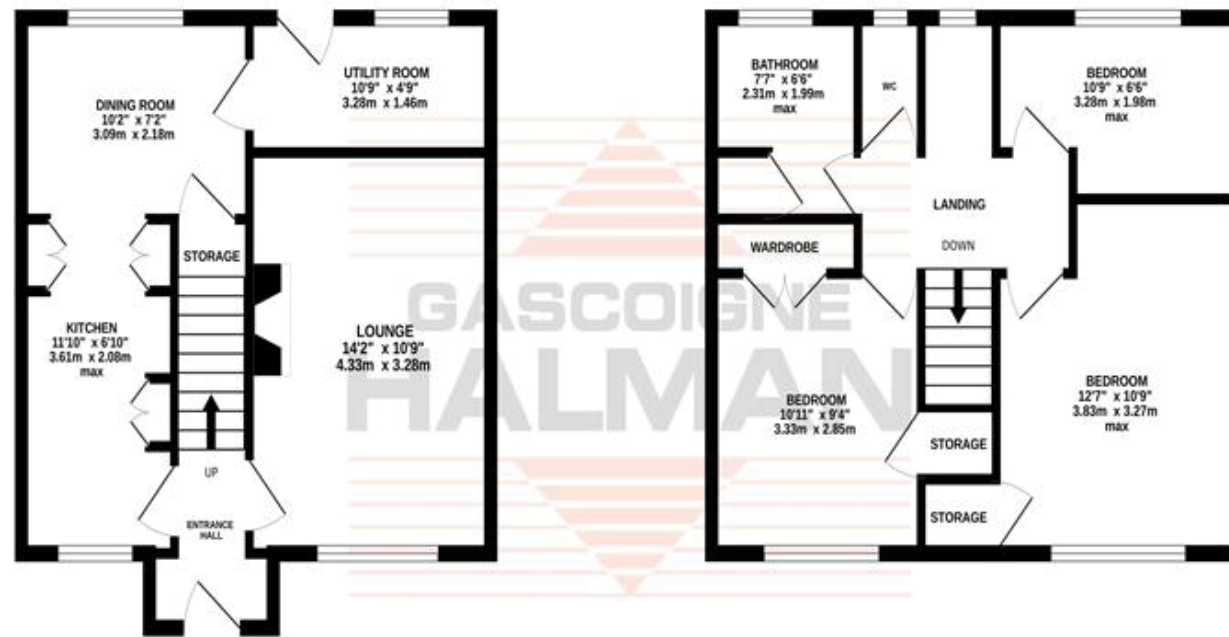
5 FALMOUTH AVENUE

Sale

£250,000

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (78.9 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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This mid-terrace home, which requires modernisation, provides outstanding living space ideal for a variety of buyers.

The property features generously sized bedrooms and a well maintained, enclosed rear garden.

GASCOIGNE HALMAN

- Mid Terrace Residence
- Three Generous Bedrooms
- Easy Access to Primary & Secondary Schools

- Well Maintained Gardens To Front & Rear
- Requires Selective Modernisation
- Within Walking Distance To Local Amenities

£250,000

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Sale



DESCRIPTION

This mid-terrace residence is accessed via a gated frontage, the home opens to a welcoming hallway which offers access to both the well sized lounge with feature fireplace and to the left of the hall is kitchen with generous dining space to the rear and utility room allowing access out to the rear garden. To the first floor are three well sized bedrooms, a family bathroom and separate WC. Externally the house enjoys well maintained gardens to the front and rear.

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 5FY

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 B

VIEWING

Viewing strictly by appointment through the Agents.

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



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