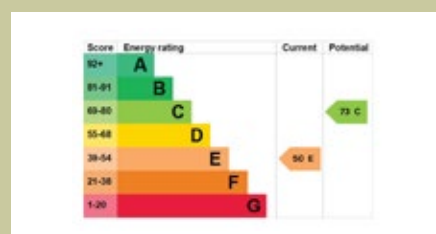
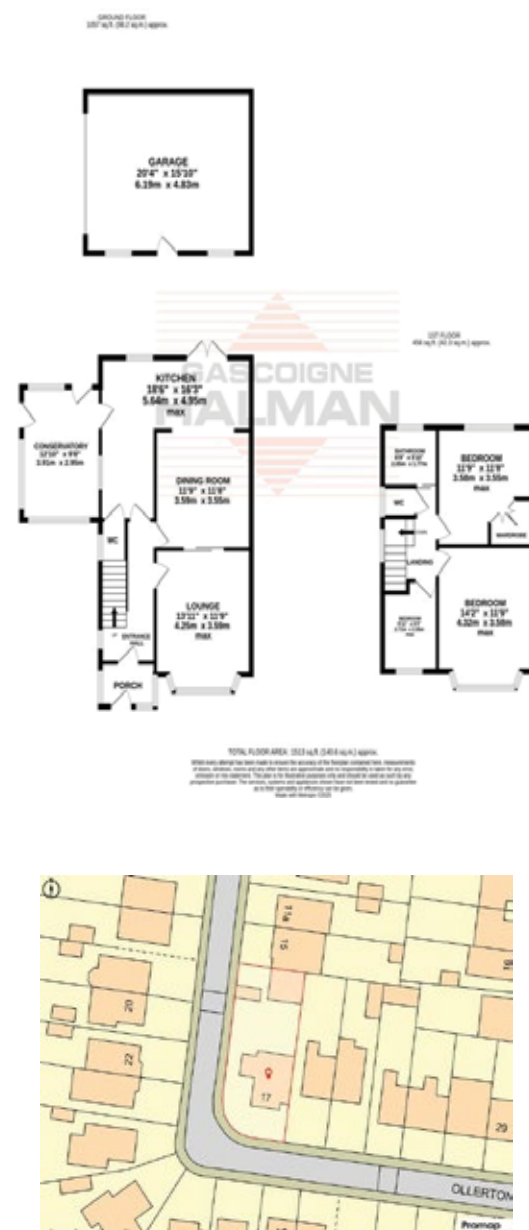


**17 OLLERTON AVENUE**  
Sale  
**£475,000**



**NOTICE**  
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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**

Positioned in a highly desirable location close to transport links as well as Ashton on Mersey village, this bay fronted three bedroom detached family home offers ideal accommodation for a variety of buyers. Whilst requiring a degree of modernisation, the property is sat on a spacious plot with generous gardens to the front, side and rear plus a detached double garage and driveway providing ample parking. No Chain.



- Three Bedroom Bay Fronted Detached Family Home
- Selective Modernisation Required
- Detached Double Garage & Driveway Providing Parking
- Positioned On Generous Corner Plot
- Close To Excellent Schools & Motorway Networks
- No Chain

**£475,000**

**17 OLLERTON AVENUE**

Sale



#### DESCRIPTION

Internally this property reveals a hallway, with WC, which in turn branches out to an open plan lounge/dining room with feature bay window. A bright and spacious conservatory found off the kitchen enjoys views of the enclosed rear garden. A separate kitchen completes well balanced ground floor accommodation whilst to the first floor there are three bedrooms and a family bathroom with separate WC. Externally the front has gated access which reveals a front garden and wraps around the side of the property. To the rear there is a driveway to the rear leading to a large detached garage situated in the low maintenance mainly paved garden. No Chain.

#### 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 5HD

#### 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 - Tax Band E

#### VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K



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