



24 LANGDALE ROAD | SALE

£425,000

A superb semi detached family home in an ideal location which needs to be seen to be appreciated. The accommodation briefly comprises enclosed porch, entrance hall, front dining room plus sitting room to the rear leading onto the conservatory which in turn leads onto the rear garden. Fitted kitchen with access to the side, three bedrooms and bathroom/WC. To the front of the property the driveway provides off road parking which continues to the side. The gardens at the rear incorporate a patio seating area with delightful lawns beyond. Viewing is highly recommended.

POSTCODE: M33 4EN

DESCRIPTION

A traditional semi detached family home in an excellent location within easy reach of local shopping facilities on Eastway and Washway Road and with the shopping centre of Sale a little over a 1/2 mile away. Sale also has the Metrolink station providing a commuter service into Manchester and Brooklands Station is also easily accessible.

The accommodation is well maintained throughout and the welcoming entrance hall provides access onto a bay fronted dining room whilst to the rear is a separate sitting room with double doors leading onto the conservatory. The conservatory has access onto the rear gardens and the ground floor accommodation is completed by the fitted kitchen again with access to the side.

To the first floor there are three bedrooms plus the bathroom/WC.

To the front of the property the flagged driveway provides off road parking and there is gated access to the side and rear. To the rear the gardens incorporate a flagged patio seating area with delightful lawns beyond.

A superb family home in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

PVCu double glazed front door. Laminate flooring. Spindle balustrade staircase to first floor. Radiator. Dado rail. Under stairs storage cupboard.

DINING ROOM

13'7" x 11'0" (4.14m x 3.35m)

With PVCu double glazed bay window to the front. Radiator.

SITTING ROOM

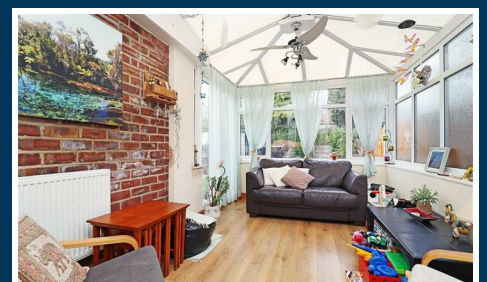
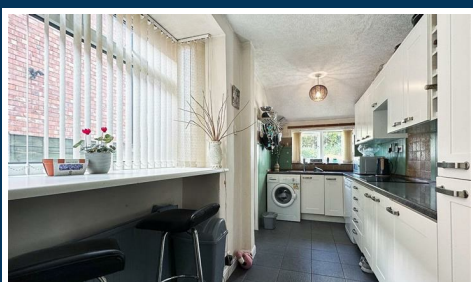
13'5" x 11'0" (4.09m x 3.35m)

With a focal point of a living flame gas fire with marble effect insert and hearth. Dado rail. Television aerial point. Telephone point. Double PVCu double glazed doors to:

CONSERVATORY

13'11" x 9'11" (4.24m x 3.02m)

With PVCu double glazed doors providing access to the rear gardens. Laminate flooring. Radiator.



BREAKFAST KITCHEN

17'7" x 8'8" (5.36m x 2.64m)

With a comprehensive range of white wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated double oven/grill plus 4 ring electric hob with extractor hood over. Integrated fridge freezer. Plumbing for washing machine. Space for dishwasher. Breakfast bar. PVCu double glazed bay window to the side and PVCu double glazed window overlooking the rear garden. Composite door to the side. Tiled floor.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.

BEDROOM 1

14'7" x 11'0" (4.45m x 3.35m)

With PVCu double glazed bay window to the front. Fitted wardrobe, dressing table, overhead cupboards and matching bedside cabinets. Radiator.

BEDROOM 2

11'11" x 11'0" (3.63m x 3.35m)

PVCu double glazed window overlooking the rear gardens. Radiator.

BEDROOM 3

7'7" x 6'4" (2.31m x 1.93m)

With PVCu double glazed window to the side. Fitted wardrobes. Laminate flooring. Radiator.

BATHROOM

9'6" x 6'4" (2.90m x 1.93m)

Fitted with a suite comprising panelled bath, corner tiled shower cubicle, pedestal wash basin and WC. Tiled walls. Two opaque PVCu double glazed windows to the side. Loft access hatch. Radiator.

OUTSIDE

To the front of the property the flagged drive provides off road parking and there is gated access to the side. To the rear the gardens incorporate a flagged patio seating area with delightful lawns beyond. External water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

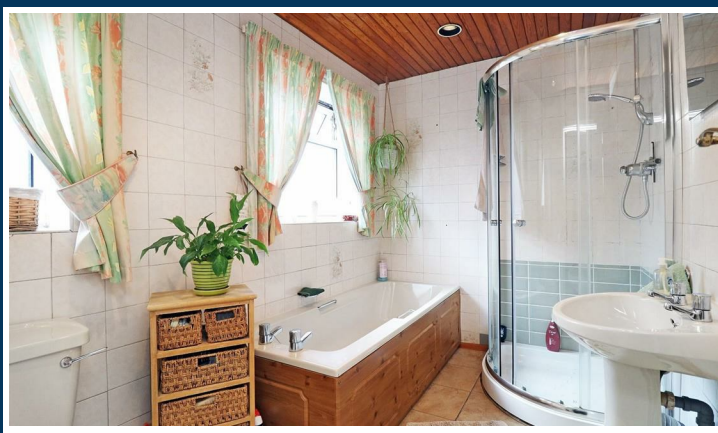
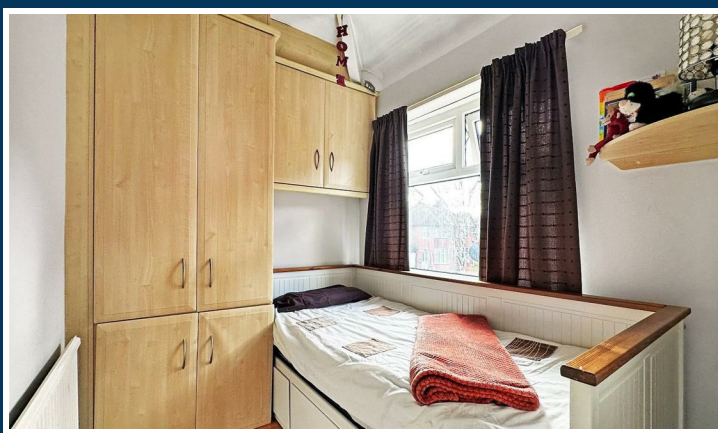
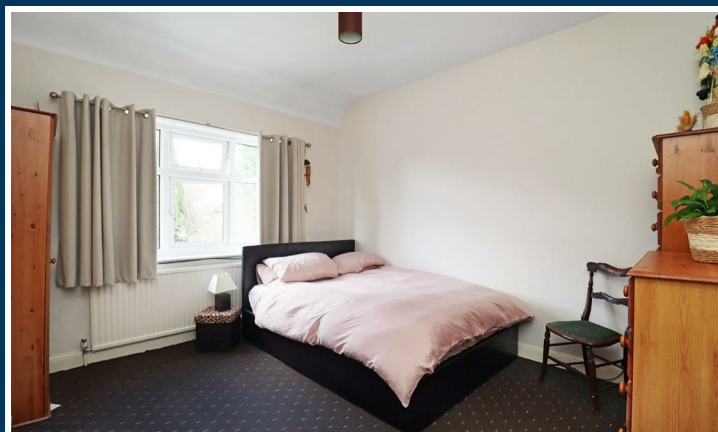
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TENURE

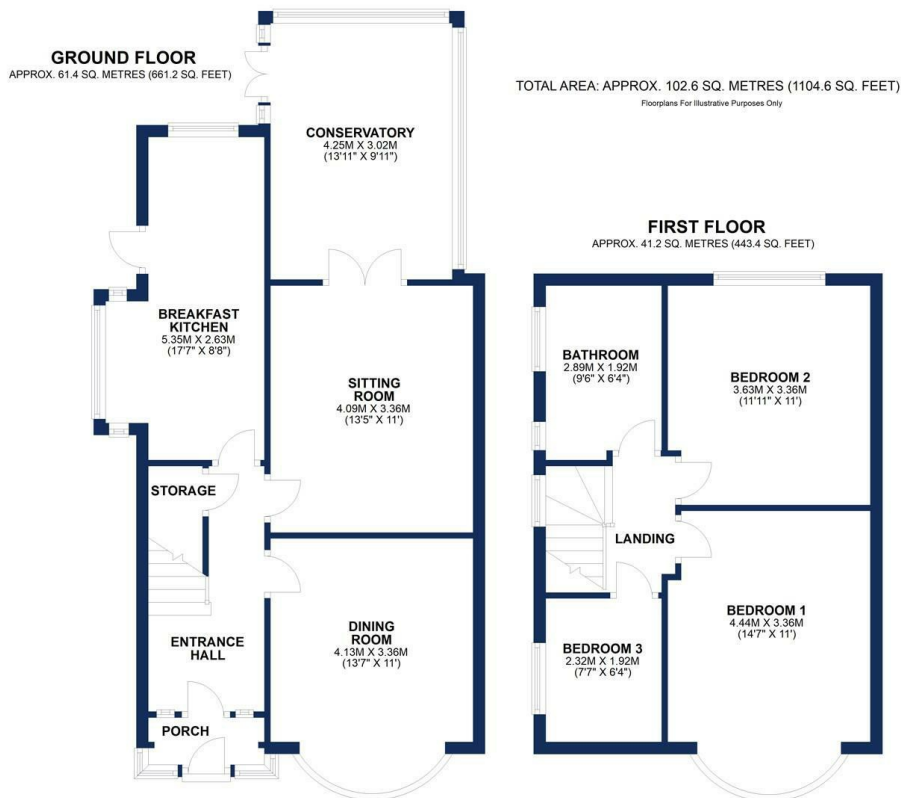
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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