



20 MARTHALL DRIVE | SALE

£285,000

A beautifully presented and well proportioned modern semi detached home with superb gardens. The accommodation comprises canopy porch, sitting/dining room, modern fitted kitchen with access to the rear gardens, two double bedrooms and bathroom/WC. Off road parking to the front whilst to the rear is a patio seating area with impressive lawned gardens beyond. Viewing is highly recommended.

POSTCODE: M33 2XP

DESCRIPTION

A superb semi detached property in an ideal location within easy reach of Sale High School, Sale Grammar School and also Lime Tree Primary Academy and Brooklands Sports Club.

The accommodation is superbly presented throughout and is approached via a canopy porch which leads on to the sitting / dining room to the front. To the rear the modern fitted kitchen runs the full width of the property and provides access to the impressive rear gardens. To the first floor there are 2 double bedrooms serviced by the bathroom/WC fitted with a contemporary white suite.

Externally to the front of the property the driveway provides off road parking and there is gated access to the side. Immediately to the side and rear is a large patio seating area with storage and with superb lawned gardens beyond. The rear gardens benefit from a Westerly aspect to enjoy the afternoon and evening sun.

A superb home and an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

SITTING / DINING ROOM

16'0" x 12'2" (4.88m x 3.71m)

PVCu double glazed door and window to the front. Laminate wood flooring. Television aerial point. Radiator. Staircase to the first floor.

KITCHEN

12'2" x 7'11" (3.71m x 2.41m)

Fitted with a comprehensive range of modern off white units with contrasting black fittings and work surface incorporating a sink unit with drainer. Integrated double oven/grill plus four ring gas hob with stainless steel extractor hood over. Integrated fridge/freezer. Plumbing for washing machine. Tiled splashback. Tiled floor. Recessed low voltage lighting. Radiator. Cupboard housing gas central heating boiler. PVCu double glazed door and window to the rear.

FIRST FLOOR

LANDING

BEDROOM ONE

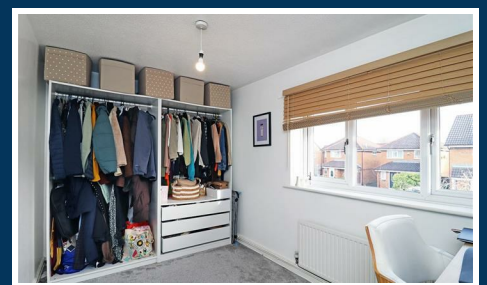
12'2" x 7'11" (3.71m x 2.41m)

PVCu double glazed window to the rear. Radiator.

BEDROOM TWO

12'2" x 7'7" (3.71m x 2.31m)

PVCu double glazed window to the front. Radiator.



BATHROOM

9'3" x 5'8" (2.82m x 1.73m)

A modern white suite with chrome fittings comprising bath with mains sower over, vanity wash basin and WC. Tiled walls and floor. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Loft access hatch. Chrome hetaed towel rail.

OUTSIDE

to the front of the property the driveway provides off road parking and there is gated access to the side. Immediately to the side and rear is a large patio seating area with storage and with superb lawned gardens beyond. The rear gardens benefit from a Westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Borough Council Band 'B'

TENURE

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

NOTE

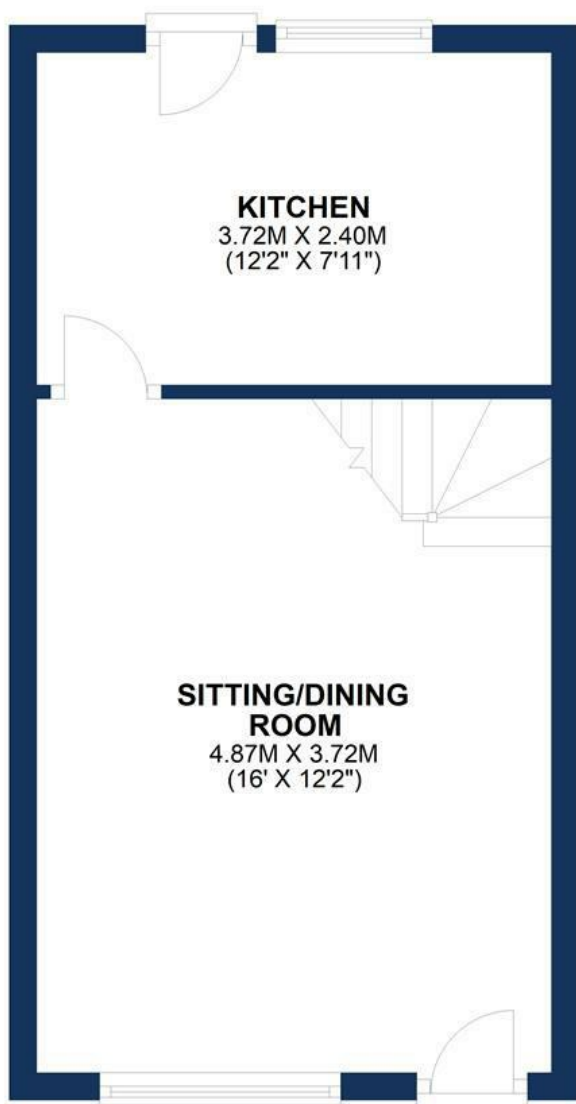
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 27.4 SQ. METRES (295.0 SQ. FEET)



FIRST FLOOR

APPROX. 27.5 SQ. METRES (295.7 SQ. FEET)



TOTAL AREA: APPROX. 54.9 SQ. METRES (590.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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