



**GASCOIGNE
HALMAN**

16 BARWELL ROAD, SALE

THE AREAS LEADING ESTATE AGENT



16 BARWELL ROAD, SALE

This beautifully upgraded detached house is situated close to excellent Primary & Secondary schools, making it an ideal choice for families. It offers four spacious bedrooms, a modern family bathroom and ensuite, and plenty of living space throughout. This wonderful property must be viewed to be appreciated.

This property is in a popular residential location and has been extremely well cared for by the current owners.

Entering via an entrance porch leading through to a hallway, there are stairs leading to the first floor accommodation together with a downstairs WC. Furthermore, the property also boasts a beautifully presented lounge to the rear with feature inglenook fireplace and to the front is a separate dining room. The hub of the home is found to the rear in the form of a modern, fitted kitchen/breakfast room and orangery with larger than average windows allowing ample natural daylight to flood the room. A useful study to the front and utility room and pantry off the kitchen complete the ground floor accommodation.





OVERVIEW

Beautifully Presented Detached Residence

Four Generous Bedrooms

Family Bathroom & Ensuite Shower Room

Located Close To Some Of Traffords Outstanding Schools

Modern Open Plan Kitchen/Dining Area With Orangery

Off Road Parking & Lovely West Facing Rear Garden

Prominently Positioned Close To Sale Town Centre



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To the first floor, there are four well proportioned bedrooms with three being doubles. The master bedrooms has a walk in wardrobe and modern three piece ensuite with walk in shower. A four piece family bathroom can also be found off the landing.

The rear of the property has a beautifully presented garden and patio areas, whilst the front aspect benefits from off road parking. Viewing is essential for all looking for their next family home.

LOCATION

For SatNav purposes: M33 5FN

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.







SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections.

TENURE

Freehold - Subject to verification by Solicitor.

LOCAL AUTHORITY

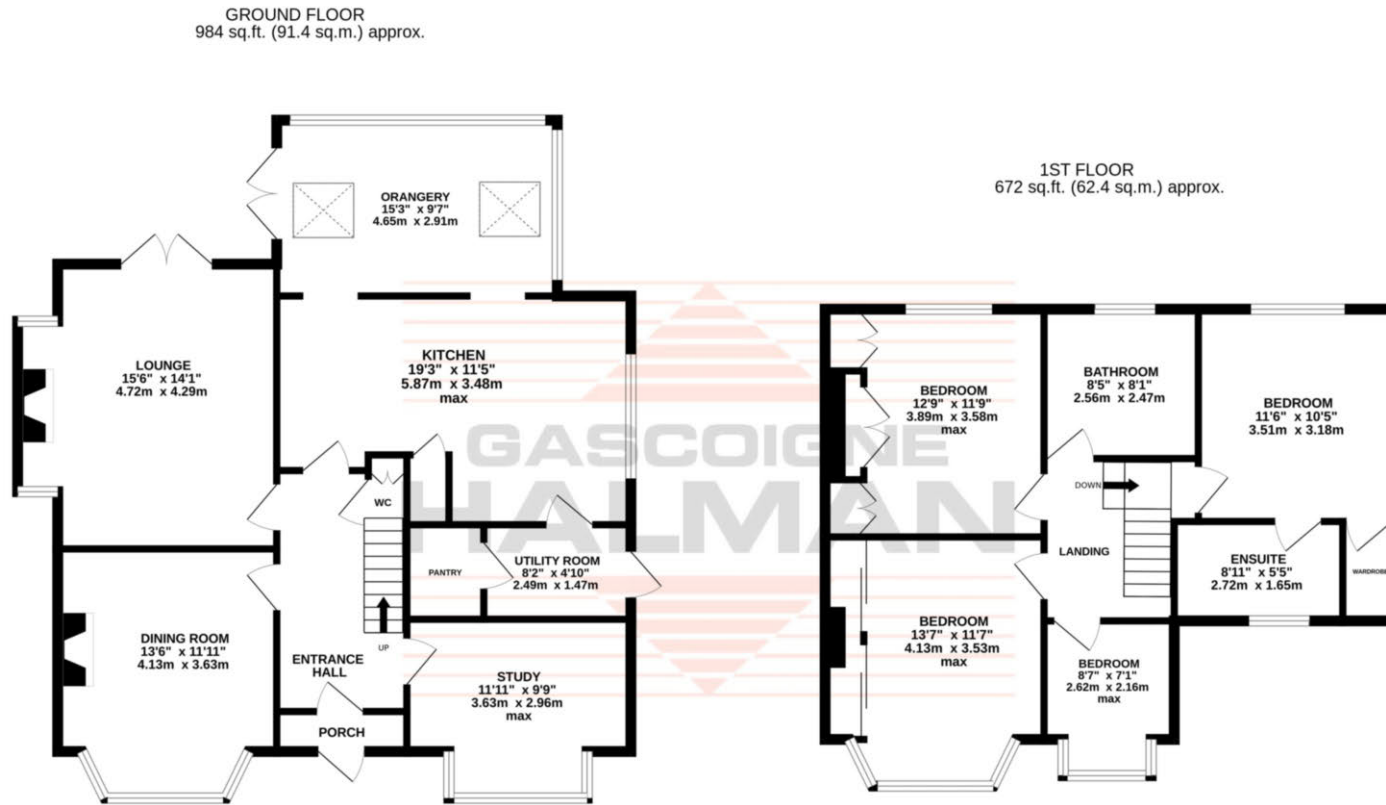
Trafford MBC - Band E

POSSESSION

Vacant possession upon completion. Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All potential purchasers should satisfy themselves on this point prior to entering into a contract.



FLOORPLAN & EPC



TOTAL FLOOR AREA : 1655 sq.ft. (153.8 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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