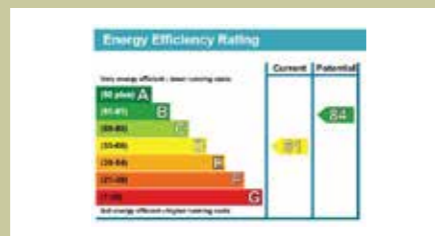
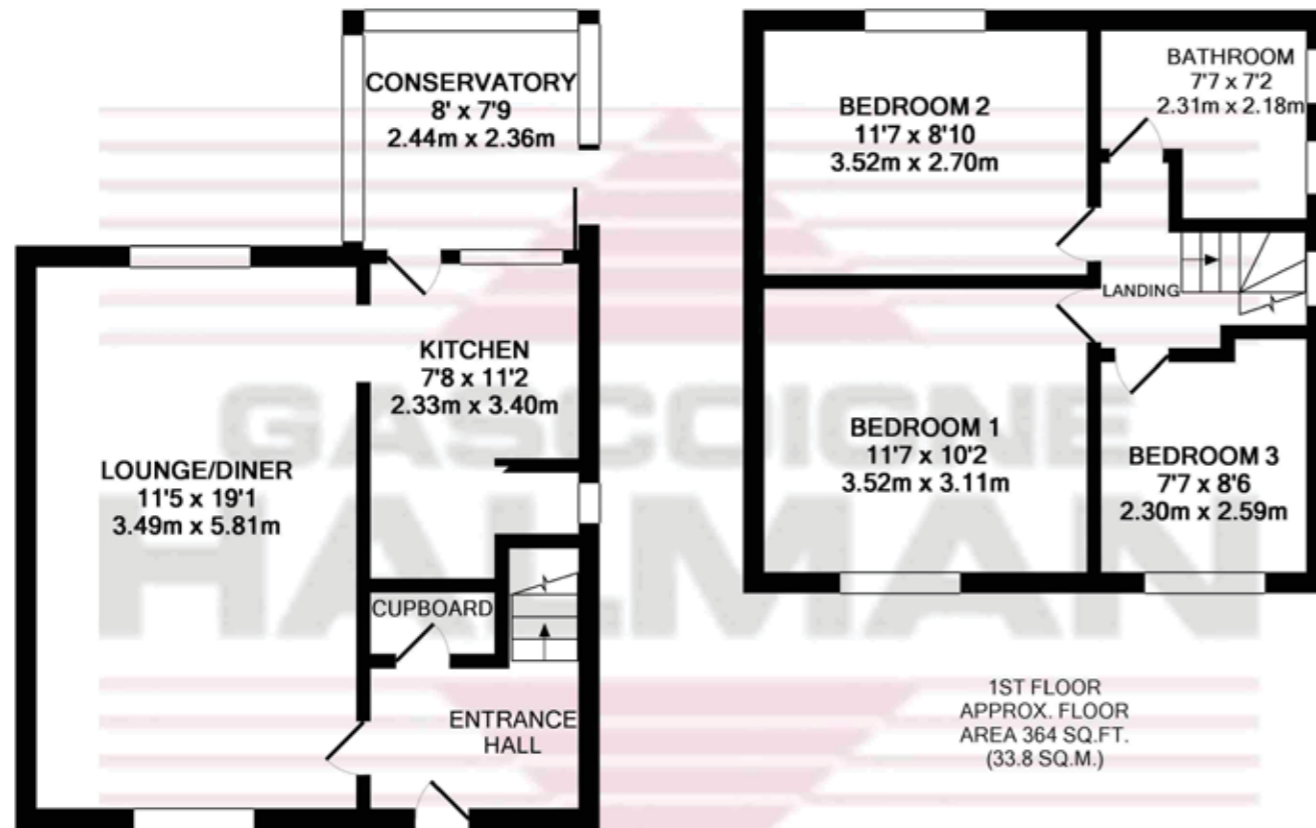


23 SEFTON CRESCENT

Sale

OFFERS OVER  
£250,000



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

A beautifully presented semi-detached property, positioned just a short walk from Sale Town Centre and it's amenities. It is also within close proximity to Dane Road and Sale Metrolink stations. With the advantage of off-road parking and an attractive rear garden, as well as three bedrooms and a family bathroom, this property is ideal for first time buyers, young families and investors alike.

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

- Stunning Semi-Detached Property
- Three Double Bedrooms
- Walking Distance To Sale Town Centre

- Close Proximity To Excellent Primary & Secondary Schools
- Large Enclosed Rear Garden
- Ample Off-Road Parking

**OFFERS OVER  
£250,000**

**23 SEFTON CRESCENT**

Sale



**DESCRIPTION**

Set in a convenient location only minutes away from Sale Town Centre and excellent transport links, this tastefully decorated semi-detached provides an ideal home. The property comprises of an entrance hall, lounge/diner and kitchen with access into a bright and spacious conservatory. The first floor includes three bedrooms and a family bathroom. Externally there is an enclosed rear garden and to the front is ample off road parking and garden area.

**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 SatNav Purposes: M33 7EN

**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 MBC - Council Tax Band - B

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**