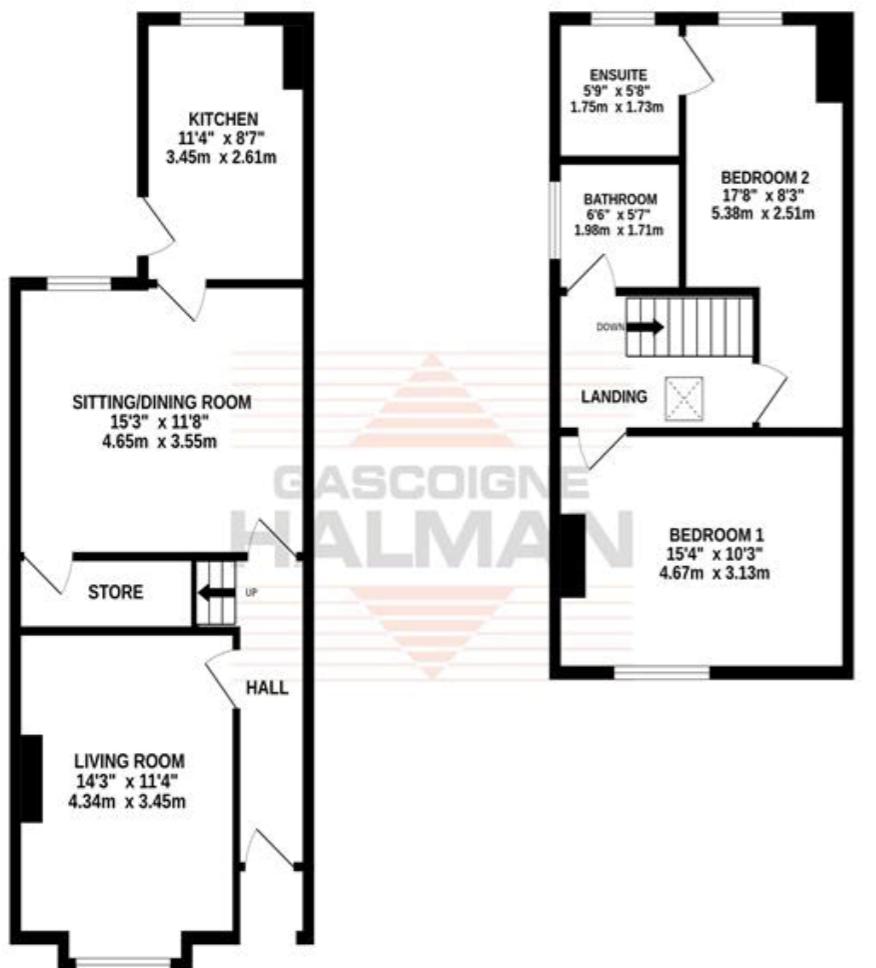
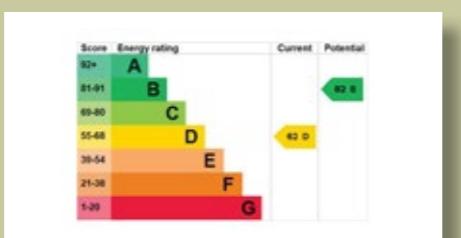


GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.

TOTAL FLOOR AREA: 932 sq.ft. (86.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the measurements contained herein, no measurement of doors, windows, rooms or any other items is guaranteed. The vendor, agent and their employees accept no responsibility for any 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.
 Made with Metriplan C2002.



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

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



This delightful period bay fronted end terrace residence reveals an abundance of living accommodation throughout. The property is conveniently located for Sale Water Park & Metrolink as well as the M60 Motorway network and Sale Moor Village.

The accommodation includes a driveway providing off road parking, whilst internally there is a gas central heating as well as a modern air conditioning system which services the reception rooms and bedrooms.

No Chain.



GASCOIGNE HALMAN

- Period End Terrace
- Driveway Providing Off Road Parking
- Spacious Modern Living Accommodation in Excess of 900 sq/ft

- Two Double Bedrooms With Modern Bathroom & Ensuite
- Easy Access to the M60 Motorway Network as well as Walking Distance to Sale Moor Village
- No Onward Chain

£ 325,000

123 OLD HALL ROAD

Sale



This charming residence offers a convenient setting close to excellent School's and transport links. A storm porch leads to an entrance hallway which in turn lead to a large living room and spacious sitting room/dining room. A kitchen and large under stairs store cupboard complete excellent ground floor accommodation. To the first floor their is a landing with skylight window, a family modern bathroom as well as two double bedrooms and a further bathroom in the form of an en-suite to the second bedroom. Externally the property includes a driveway along with a garden which is split into a patio are and lawned garden. Access to the rear is also available via the side shared passageway. No Onward 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 2HX
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.