

16 Farley Road

£520,000

Sale

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY









16 Farley Road

Sale

Situated in a highly desirable area with great proximity to local amenities as well as some of Trafford's most outstanding schools sits this traditional bay fronted semi-detached property. This residence is a perfect family home offering a kitchen with a breakfast area and a spacious lounge/diner both over looking the rear garden, as well as four well proportioned bedrooms with master ensuite.
Council Tax band: D

Tenure: Freehold

- Extended Semi Detached Family Residence
- Highly Desirable Location Close To Excellent Schools
- Planning Permission Granted For Side & Rear Extension - REF 110882/HHA/23
- Four Well Presented Bedrooms & Two Bathrooms
- Driveway Providing Ample Off Road Parking
- Private & Enclosed Rear Garden Plus Integral Garage













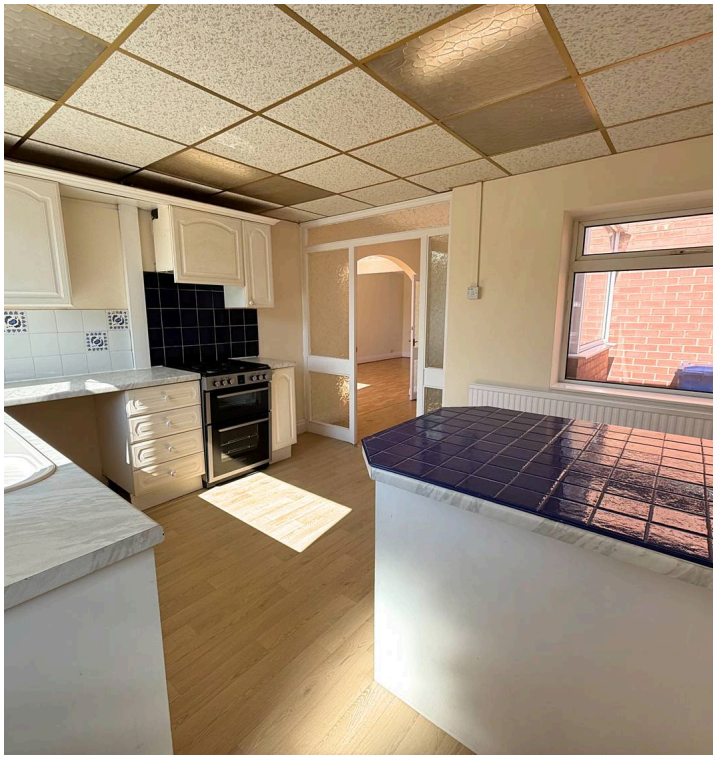


16 Farley Road

Sale

Situated in a highly desirable area with great proximity to local amenities as well as some of Trafford's most outstanding schools sits this traditional bay fronted semi-detached property. This residence is a perfect family home offering a kitchen with a breakfast area and a spacious lounge/diner both over looking the rear garden, as well as four well proportioned bedrooms with master ensuite.

This extended semi-detached home boasts an extremely desirable location, within walking distance to Brooklands Metrolink, Brooklands Primary School and local amenities. An entrance hallway leads to a large through lounge/diner with sliding doors giving access out onto the rear garden. A morning room and fitted family kitchen complete excellent ground floor accommodation. To the first floor are four spacious bedrooms, a modern three piece family bathroom and a en-suite shower room.

























16 Farley Road

Sale

Externally the property includes a driveway providing off road parking for several cars. To the rear of the property is a substantial enclosed garden. The property also boasts a large integral garage providing ample storage space. The property is prominently positioned and must be viewed to appreciate the highly desirable location and the great family space the property has to offer. The property also comes with granted planning permission for a two story extension offering an open plan kitchen/diner, utility and downstairs shower room plus a further bedroom to the first floor - REF 110882/HHA/23



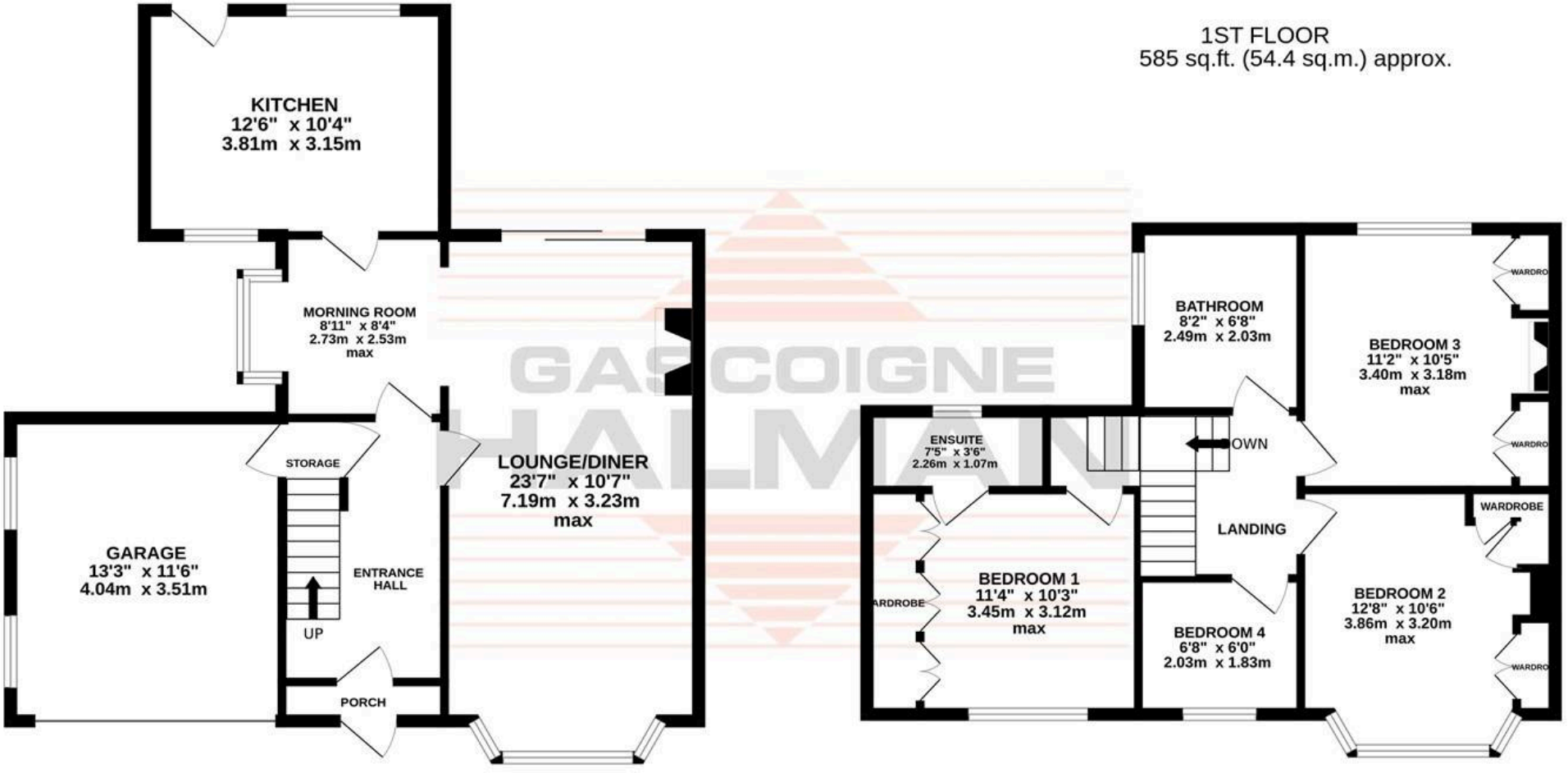






GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.

1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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.
Made with Metropix ©2024

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY