



7 Cornfield Close, Sale

Sale

£400,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



7 Cornfield Close

Sale

Spacious three-bedroom semi-detached home in a quiet cul-de-sac, featuring open-plan living, modern kitchen, family bathroom, gas heating, double glazing, and great transport links, With only 7-minutes walk to the Metrolink stop.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

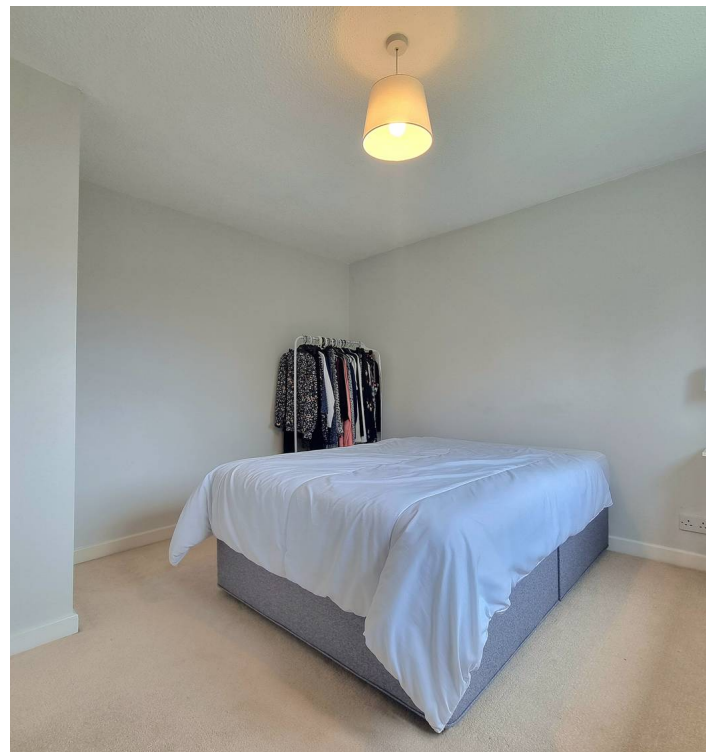
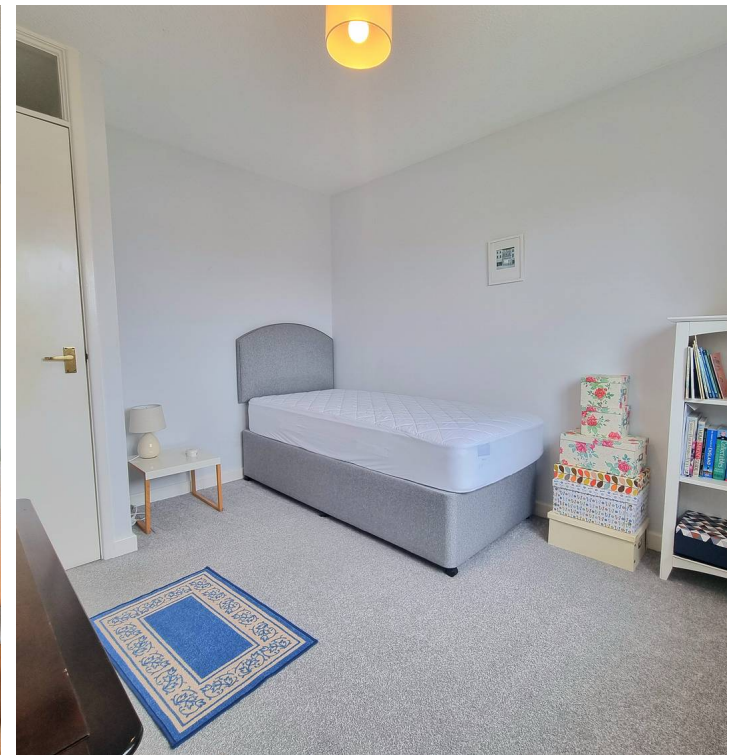
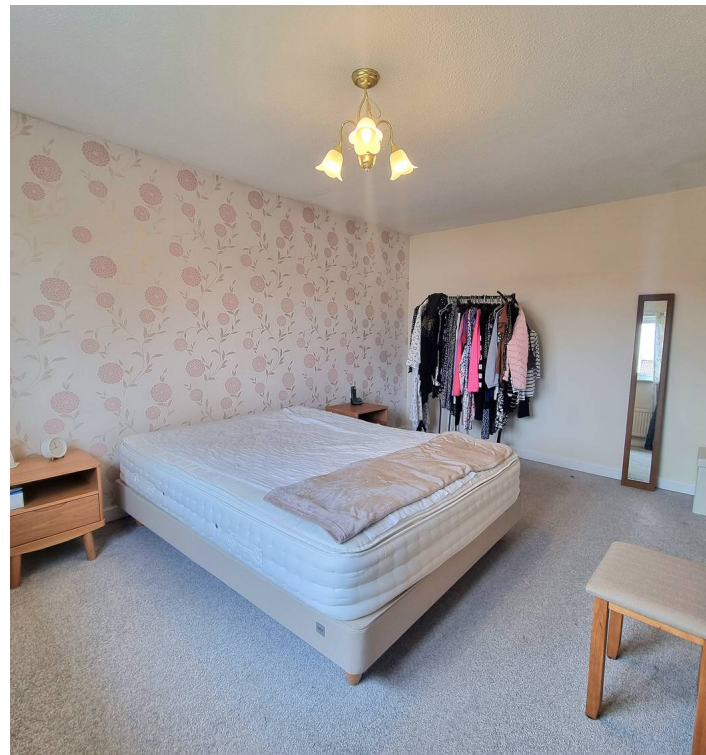
- Spacious Three Bedroom Semi- Detached
- Close Proximity to Transport Links
- Large Private Garden
- Large Living Room & Dining Area
- Three Good Sized Bedrooms
- Private & Quiet Cul-De-Sac Location



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Nestled within a peaceful and private cul-de-sac, this spacious three-bedroom semi-detached house offers a superb blend of comfort, practicality, and contemporary living, making it an ideal choice for families and professionals alike. As you step inside, you are welcomed by a generous entrance hallway that leads into an expansive living room, bathed in natural light. The adjoining dining area provides access to the large garden via french doors. The well-proportioned kitchen is thoughtfully designed with plenty of storage and workspace, completes the downstairs accommodation. To the first floor, three good-sized bedrooms await, The principal bedroom features large windows that frame a pleasant outlook and ensure the space feels bright. while the remaining bedrooms are perfect for children, guests, or a dedicated home office. The property's layout is thoughtfully planned to maximise both privacy and functionality, with a family bathroom conveniently located on the first floor and additional storage solutions throughout the home. To the rear is a large private garden, mainly laid to lawn with matrue borders, to the front of the property is a driveway for multiple vehicles and a lawned front garden. Situated in close proximity to excellent transport links, commuting is made simple, while the quiet cul-de-sac setting provides exclusivity. The property also offers further scope, with opportunities to convert the garage or extend to the rear. Subject to the correct planning permissions.





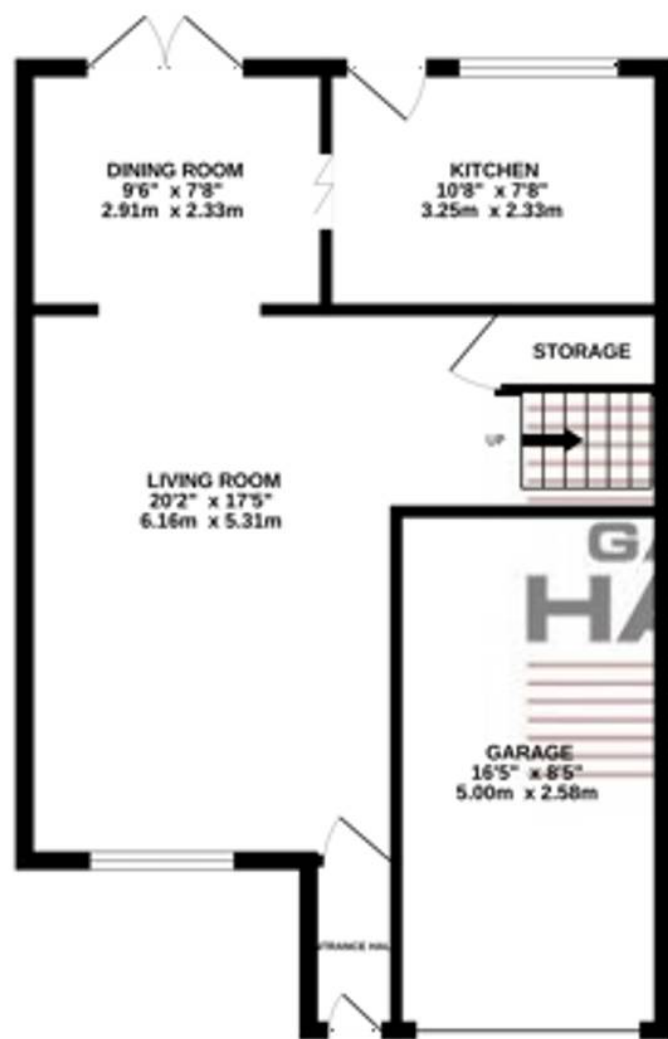
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GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 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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