



**GASCOIGNE
HALMAN**

300 WASHWAY ROAD, SALE

THE AREAS LEADING ESTATE AGENT



300 WASHWAY ROAD, SALE

This magnificent five double bedroom detached property offers wonderful family accommodation approaching 2200 sq/ft. This superb residence has undergone numerous extensions and modernisation revealing four reception rooms, several modern bathrooms/ensuites and a newly fitted kitchen along with an immaculate established rear garden. Prominently positioned close to Sale & Altrincham town centres, as well as excellent primary & secondary schools along with transport links.

This double fronted detached family home offers spacious accommodation and in brief comprises of an entrance hall, lounge, sitting room, dining room and conservatory. A spacious open plan kitchen with generous Island has been recently fitted and boasts a range of base and eye level units, integrated appliances and a generous central island. A useful WC and understairs storage completes the ground floor accommodation.





OVERVIEW

Desirable Location Close To Sale & Altrincham Town Centres

Five Double Bedrooms & Two Ensuite Bathrooms

Large Sweeping Driveway Providing Ample Off-Road Parking

Newly Fitted Kitchen & Family Bathroom

Generous Garden & Large Pavilion

Positioned On A Generous Plot

Must Be Viewed To Be Appreciated

Much Sought After Location

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On the first floor are four generous double bedrooms, two of which have en-suite bathrooms and a beautiful family bathroom.

On the second floor is a further generous bedroom and eaves loft storage.

Externally to the front is a gated block brick driveway providing off road parking for several cars. To the rear is a garden mainly laid to lawn with stocked borders and mature planting along with a generous pavilion, offering a covered area for entertaining and detached garage

LOCATION

For SatNav purposes: M33 4RU

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

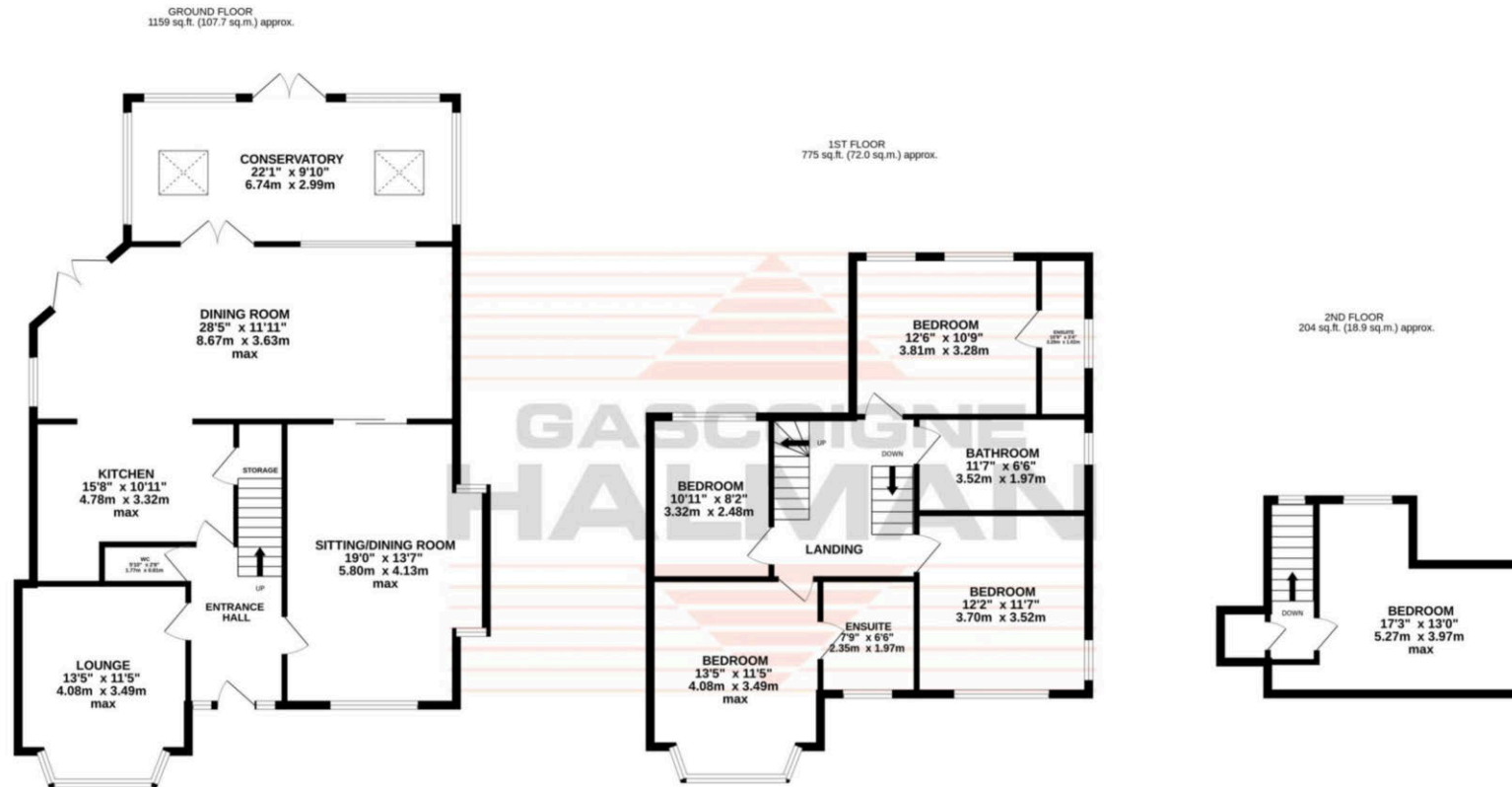
Trafford MBC

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 prospective purchasers should satisfy themselves on this point prior to entering into a contract.



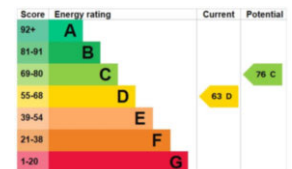
FLOORPLAN & EPC



TOTAL FLOOR AREA : 2138 sq.ft. (198.6 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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