

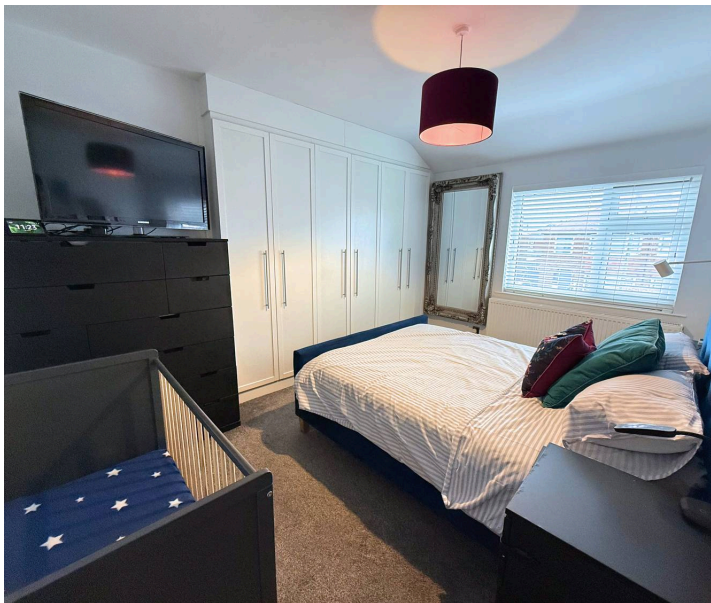


31 Oaklea Road, Sale

Sale

£399,950

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



31 Oaklea Road

Sale

Well-presented three-bed semi on Oaklea Road. Two receptions, dining kitchen, utility, large garden, driveway. Close to Ashton-on-Mersey Village and M60. Ideal for families and professionals.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Three Bedroom Semi Detached
- Two Reception Rooms
- Utility Room and Downstairs WC
- Large Rear Garden and Driveway Parking
- Close to Ashton-on-Mersey Village and M60 Motorway Network



31 Oaklea Road

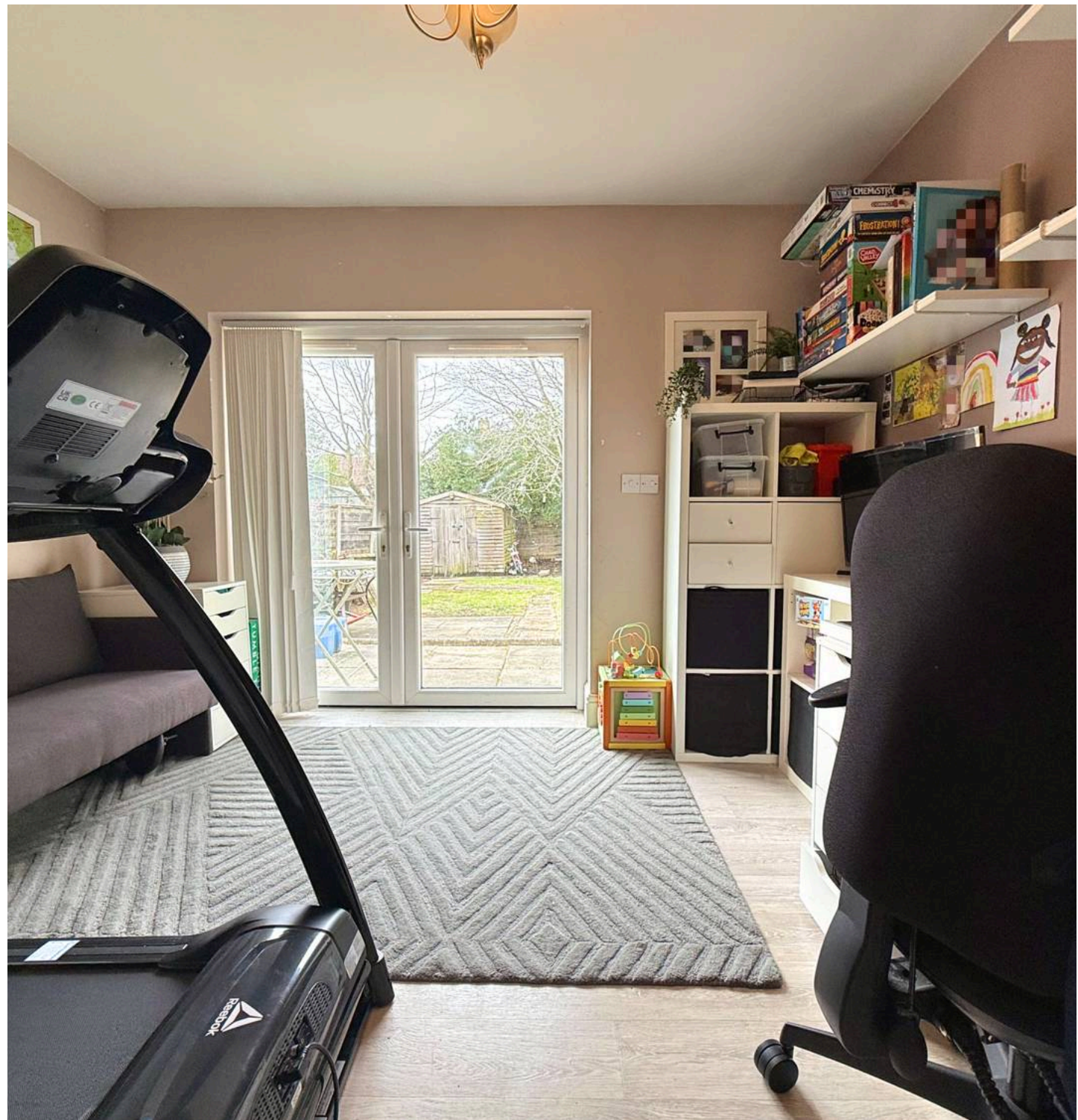
Sale

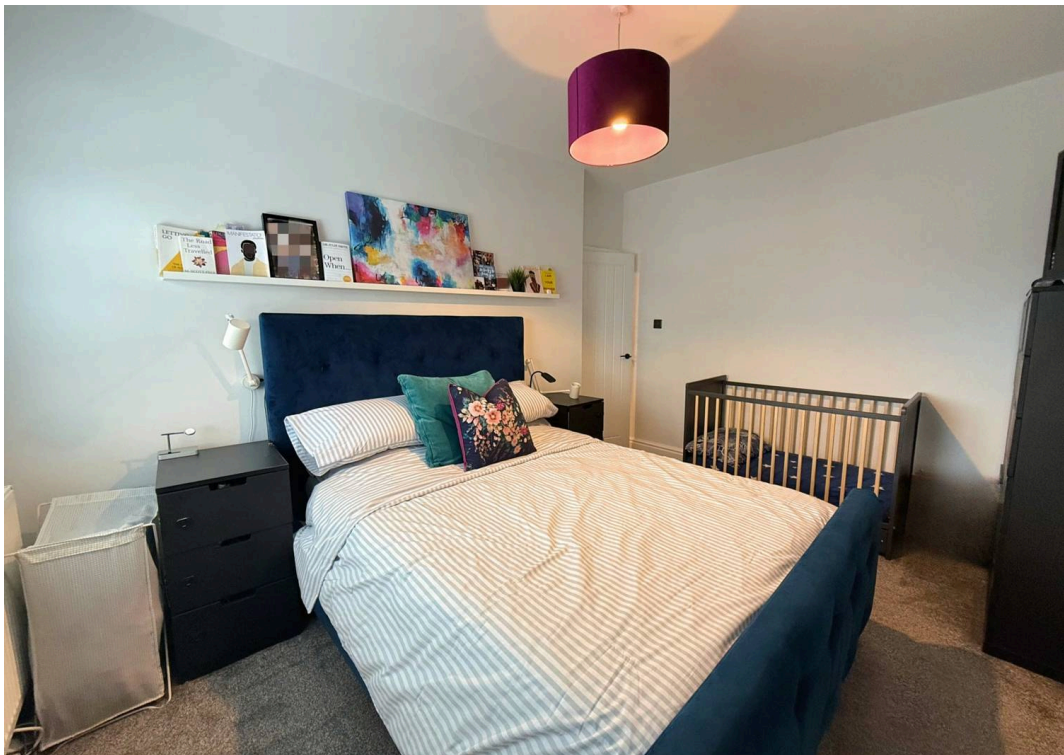
Situated on Oaklea Road in Sale, this well-presented three-bedroom semi-detached house offers an excellent opportunity for families and professionals alike.

In brief, the property comprises; an entrance hall opening into a spacious living room with feature fireplace, a separate dining kitchen with fitted base and eye level units plus a utility room/downstairs WC. Completing the ground floor accommodation is a second reception which could be used as a sitting room/playroom/office.

To the second floor, there are three good sized bedrooms, all boasting fitted wardrobes, and a family bathroom fitted with a three piece suite. The large rear garden is ideal for outdoor activities and entertaining, while driveway parking ensures ease of access and convenience.

Located close to Ashton-on-Mersey Village, residents benefit from a range of local amenities, and the nearby M60 motorway network offers excellent connectivity for commuters.



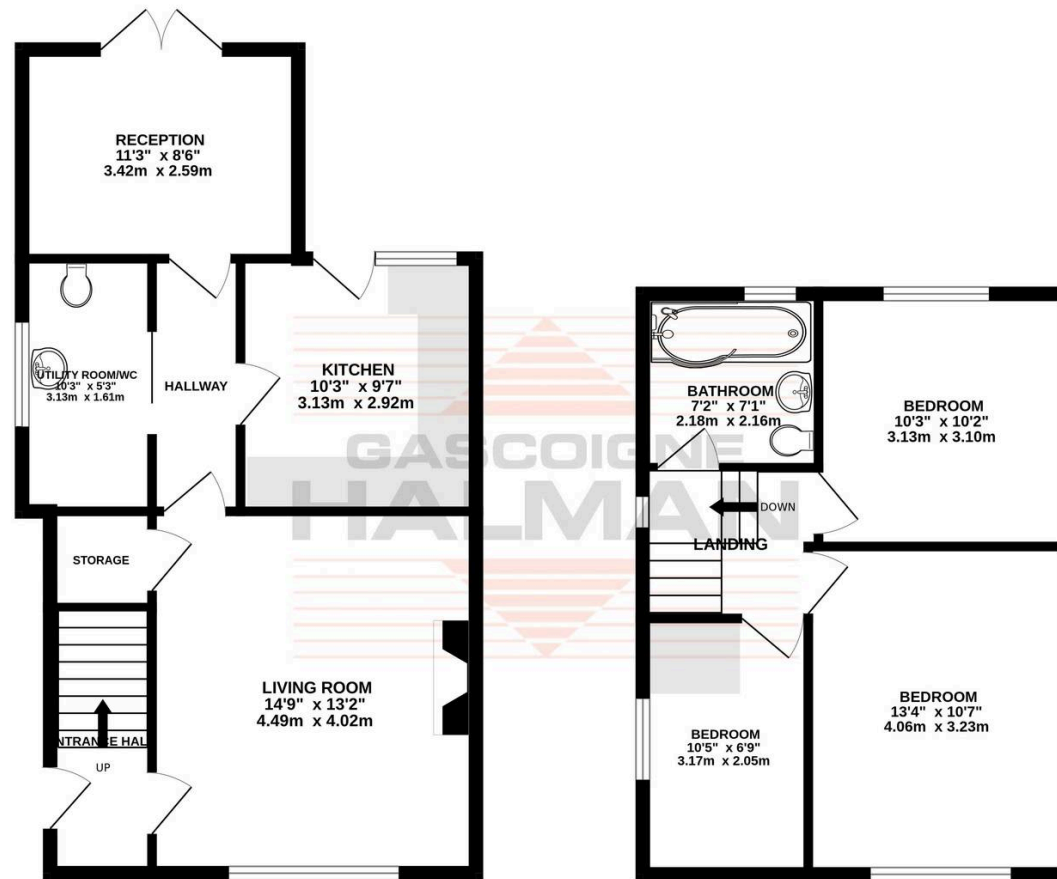






GROUND FLOOR
533 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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Gascoigne Halman Sale

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