



13 Edward Street, Sale

Sale

£310,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Sale

Spacious open-plan living and dining, modern kitchen with garden access, two double bedrooms, family bathroom, rear garden with patio and decking, in a quiet cul-de-sac with on-street parking.

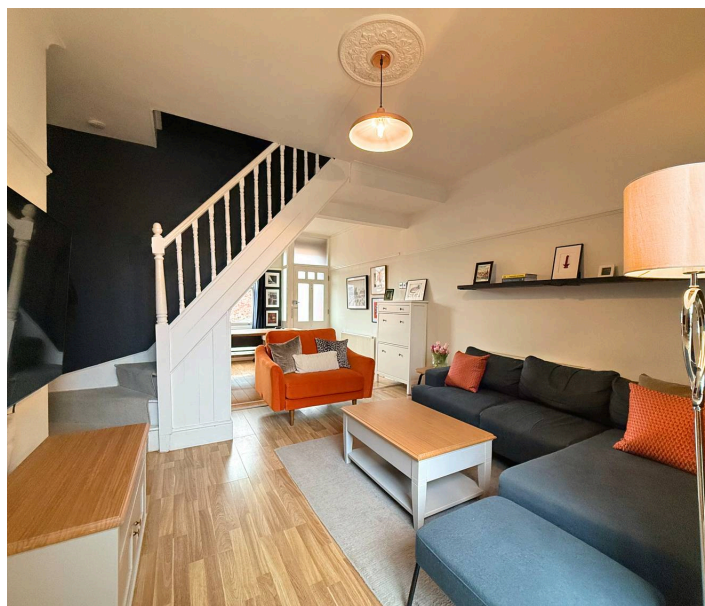
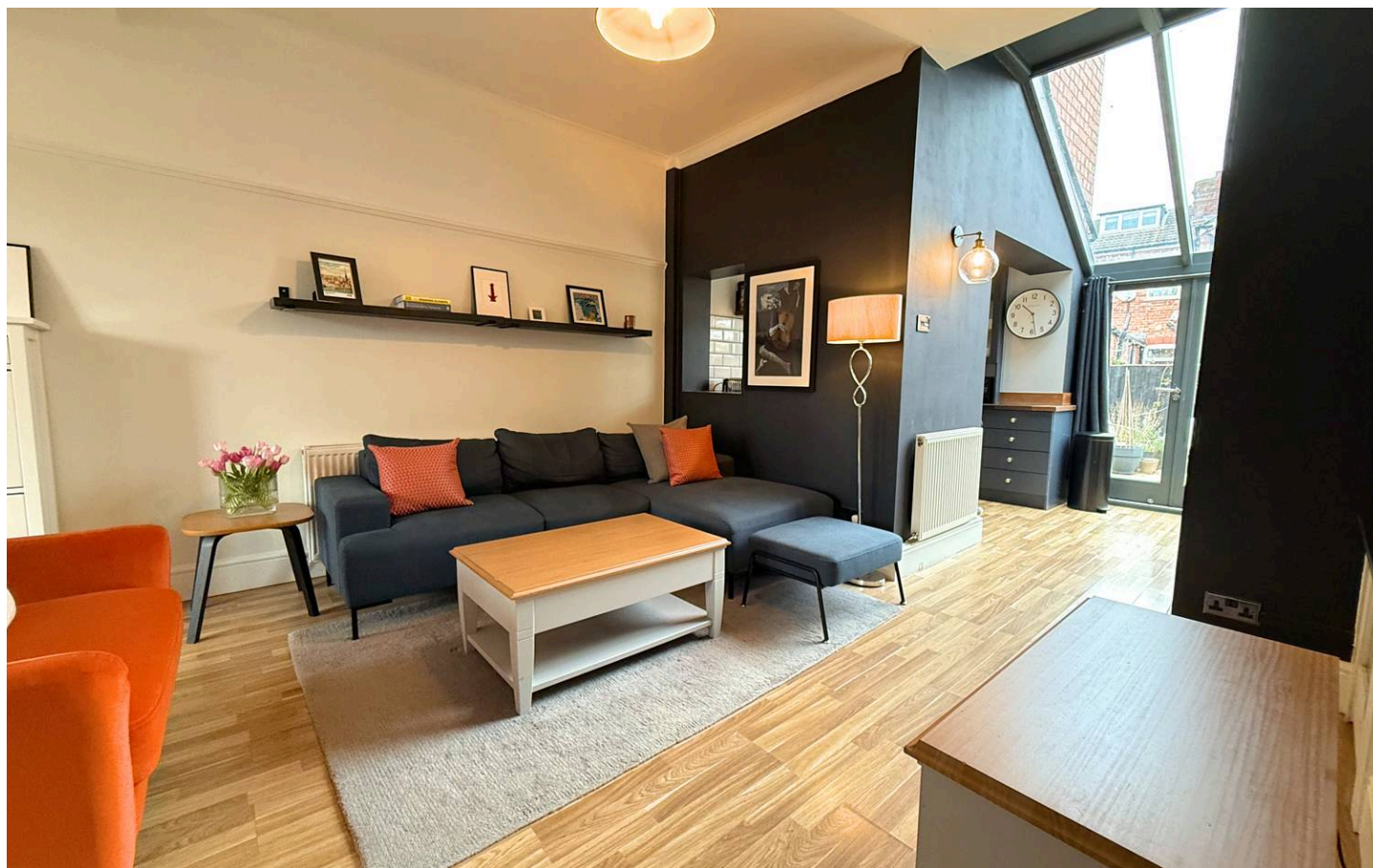
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

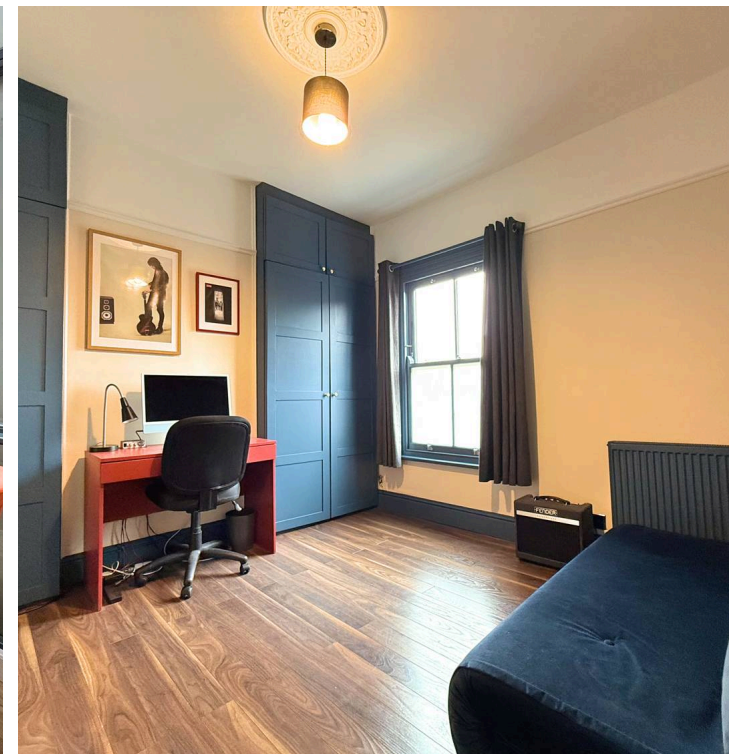
EPC Environmental Impact Rating:

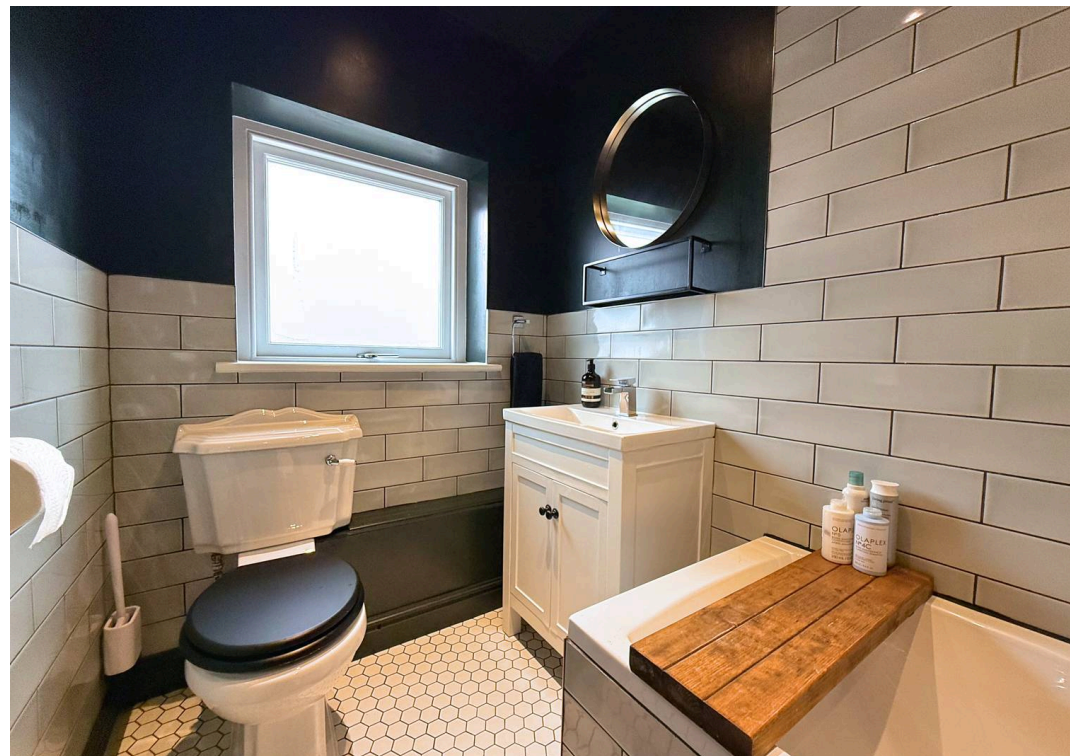
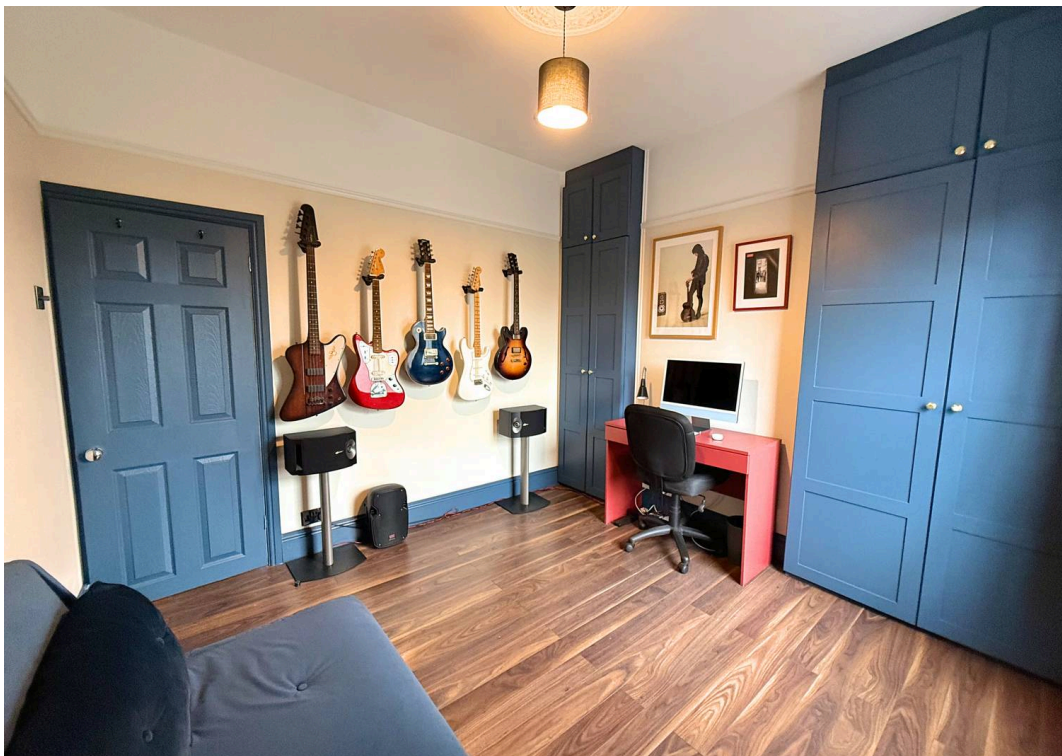
- Two Double Bedrooms
- Cul-De-Sac Location Within Convenient Reach of Sale Moor Village
- Open Plan Living and Dining
- Beautifully Presented Throughout
- Rear Garden with Decked Area and Patio



As you step inside, you are greeted by a spacious open-plan layout that seamlessly combines the dining and living areas, creating an inviting atmosphere perfect for both relaxation and entertaining. Adjacent to this communal space is a well-appointed kitchen, which features additional dining options and convenient double doors that lead directly to the rear garden, enhancing the flow between indoor and outdoor living. To the first floor, you will find two generously sized double bedrooms that offer ample storage and comfort, alongside a family bathroom equipped with a modern three-piece suite, ensuring functionality for everyday use. Externally, the property boasts a charming rear garden that includes both a patio and a decked area, ideal for outdoor dining and gatherings. Situated in a peaceful cul-de-sac, this home benefits from on-street parking, providing convenience for residents and guests alike. The combination of well-designed interiors and appealing outdoor spaces makes this property a delightful choice for those seeking a harmonious living environment.

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.



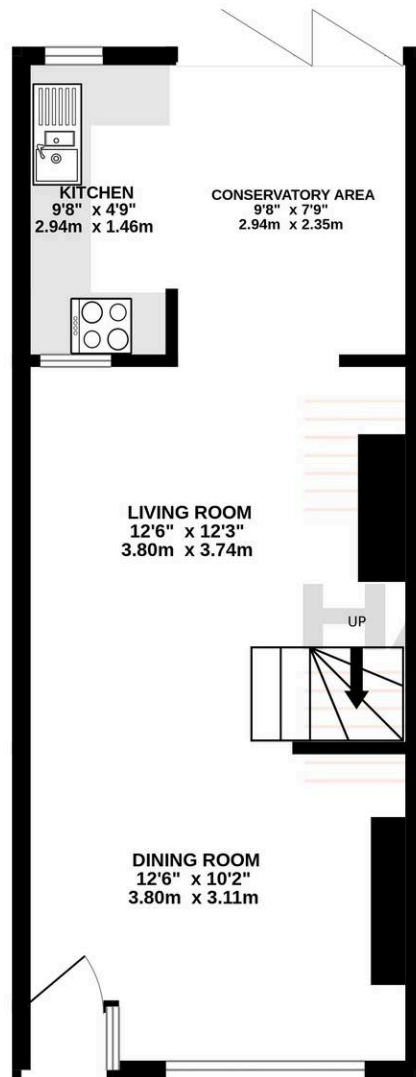


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GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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