



2 Bankfield Road

Sale

£420,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



2 Bankfield Road

Sale

Situated in the heart of Ashton On Mersey Village a two bedroom semi detached bungalow, with some of Trafford's most outstanding schools as well as excellent transport links on the doorstep. Externally the property promotes a well manicured south facing rear garden, along with a driveway leading to a detached garage. The property is ideal for those individuals looking to downsize. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Bay Fronted Semi Detached Bungalow
- Two Double Bedrooms With Fitted Wardrobes
- Spacious Conservatory With Access To The Rear Garden
- Private Well Manicured South Facing Rear Garden
- Close To Transport Links And Local Amenities
- Off Road Parking For Multiple Cars and Separate Garage

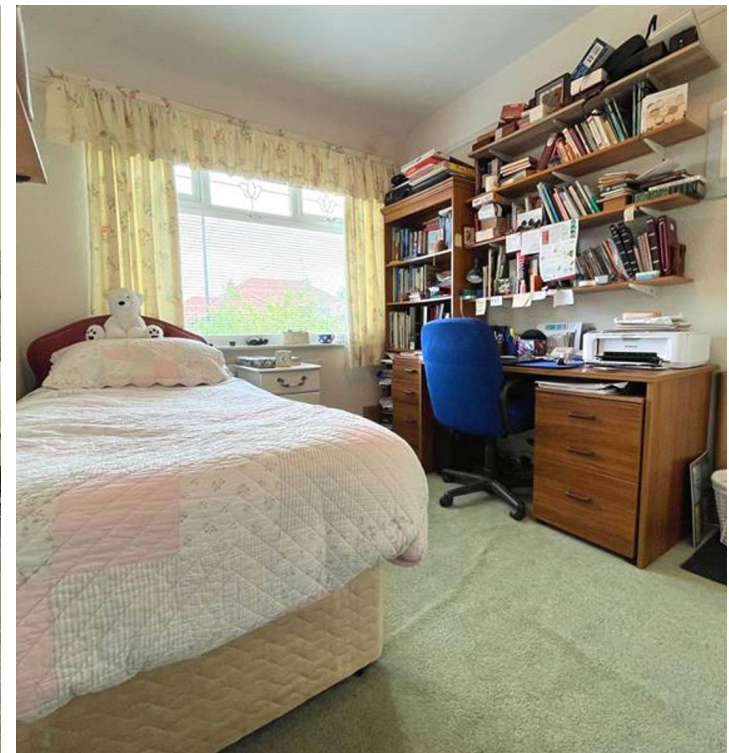
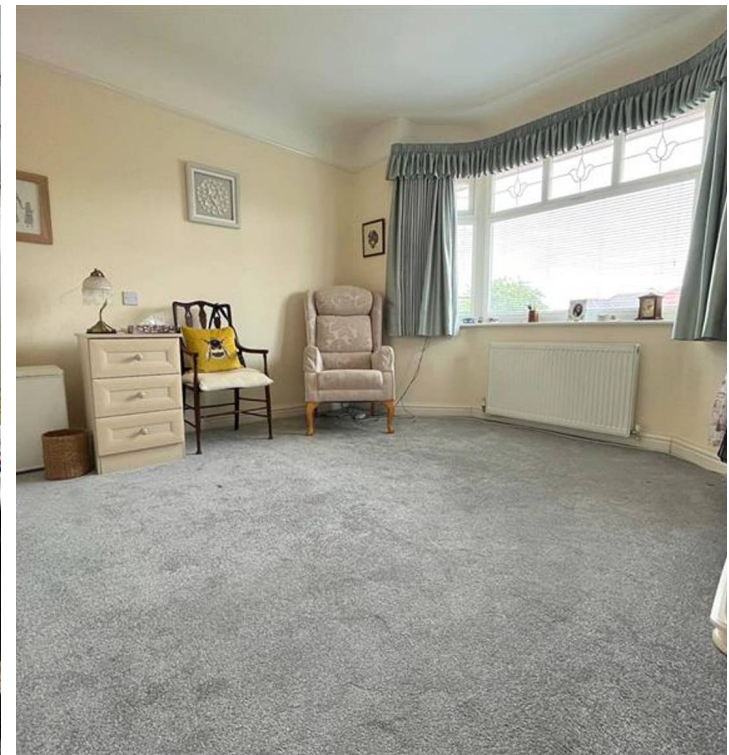


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This beautiful semi detached bungalow is located in a highly desirable location, within close proximity to Ashton on Mersey village. An entrance hallway branches off in to two double bedrooms positioned to the front of the property both with fitted wardrobes providing ample of storage space. A spacious lounge also provides access through sliding doors to a generous conservatory which has a multitude of uses and allows access through double doors to the private rear garden. A separate kitchen which can be accessed from the hallway but also from the conservatory and a modern shower wet room finishes this delightful accommodation. Externally there is a driveway leading to a single detached garage and a secure gate provides access to an established well maintained south facing garden.

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.



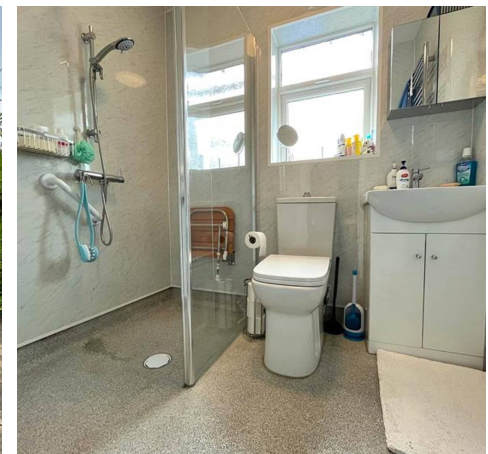
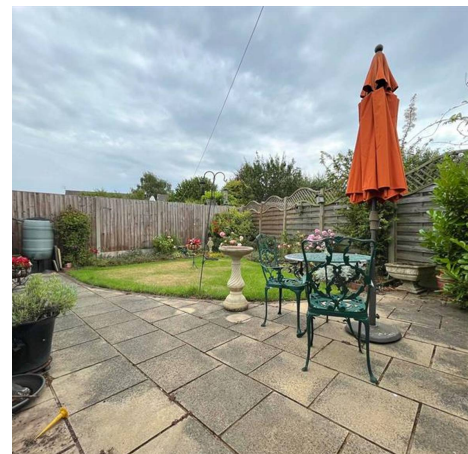


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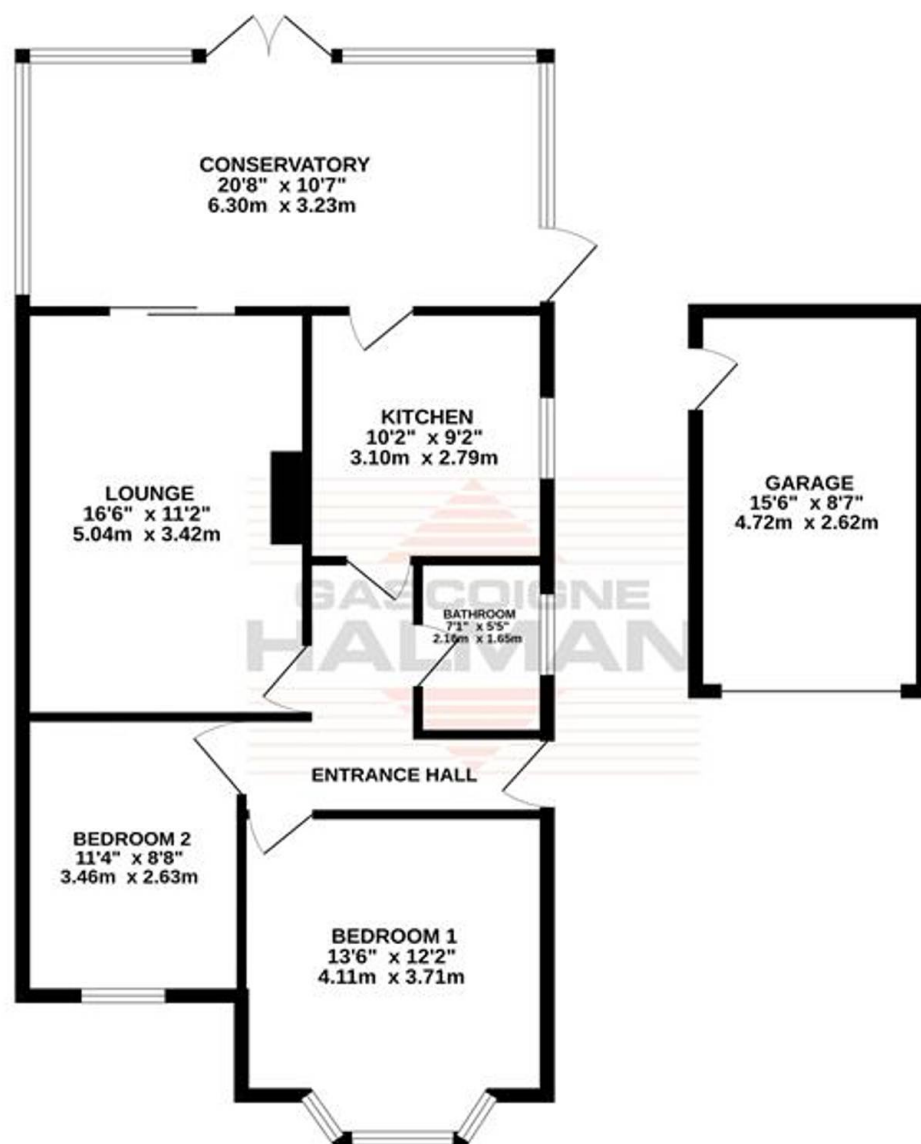
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GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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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