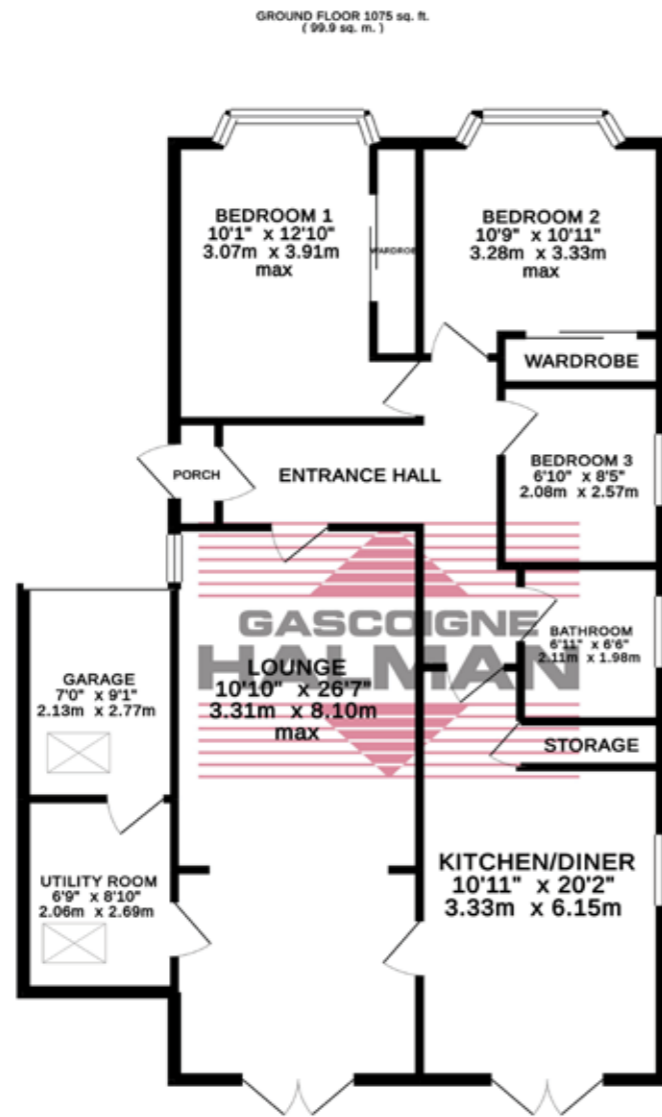


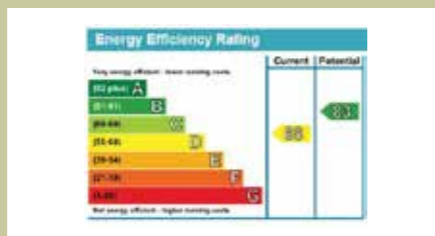
64 ENNERDALE DRIVE

Sale

£465,000



TOTAL FLOOR AREA: 1075 sq. ft. (99.9 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.
 Made with floorplan 1/2013



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Sale
 96, School Road, SALE M33 7XB
 0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



This wonderful three bedroom detached bungalow offers well proportioned accommodation throughout. Located in a quiet setting, close to Ashton-On-Mersey village and excellent transport links, this property is certain to appeal to a variety of buyers. No Chain.

GASCOIGNE HALMAN

- Generous Detached Bungalow
- Three Bedrooms & Fitted Family Bathroom
- Within Walking Distance To Ashton On Mersey Village

- Off-Road Parking & Well Maintained Garden
- Modern Kitchen/Dining Room With Double Doors Onto Rear Garden
- No Chain

£465,000

64 ENNERDALE DRIVE

Sale



Prominently positioned close to local amenities is this well presented detached bungalow. The property comprises of an entrance hallway, three generous bedrooms with one currently being used as an office and a three piece modern family bathroom. A spacious lounge and modern fitted kitchen/dining room are located to the rear of the property, both with access out onto the garden. A useful utility room and storage space complete the accommodation. Externally, the property reveals a driveway providing off road parking to the front and a well maintained lawned garden to the rear. No Chain.

LOCATION

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.

DIRECTIONS

For SatNav purposes: M33 5NE

TENURE

Subject to verification by solicitor

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford - Council Tax Band D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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