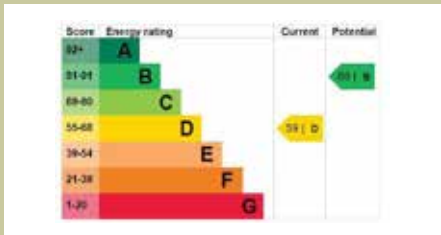


28 WEST GROVE
Sale
OFFERS IN EXCESS OF
£375,000



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 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.
Made with floorplan 11/2020



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 stunning garden fronted period three bedroom residence is positioned in a highly desirable location close to Brooklands Metrolink as well as excellent primary & secondary schools. The property has been beautifully modernised throughout and reveals a stunning open plan kitchen breakfast room & dining room along with a utility room & downstairs W/C.

GASCOIGNE HALMAN

- Bay Fronted Period Mid Terrace Residence
- Three Stunning Well Proportioned Bedrooms
- High Specification Kitchen Breakfast Room

- Useful Utility Room & Downstairs W/C
- West Facing Courtyard Garden
- Walking Distance to Brooklands Metrolink & Sale Grammar School

**OFFERS IN
EXCESS OF
£375,000**

28 WEST GROVE

Sale



DESCRIPTION

This immaculate bay fronted period residence has been beautifully refurbished and re-modelled to a high standard. A storm porch leads to a hallway which in turn branches out to an elegant lounge and a large dining room/sitting room. An immaculate kitchen breakfast room leads through to a utility room and a downstairs WC. To the first floor are three double bedrooms and a modern family bathroom as well as a partially boarded loft with access via pull down ladder. Externally the property includes a west facing courtyard garden.



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

SatNav Purposes: M33 3AS

TENURE

Freehold with Chief Rent - 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 MBC - Council Tax Band - C

VIEWING

Viewing strictly by appointment through the Agents.



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



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