



5 York Road, Sale

Sale

Offers Over £500,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



5 York Road

Sale

This impressive bay fronted semi-detached residence, offers exceptional family living space of nearly 1200 sq/ft. Conveniently situated near Sale and within the catchment area of some of Trafford's most esteemed schools, this property presents a remarkable opportunity for discerning buyers seeking an immaculate family home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Beautifully Presented Bay Fronted Semi Detached Family Home
- Detached Outbuilding for Potential Living Accommodation or Home Office
- Accommodation over Three Floors
- Within Convenient Reach of Sale Town Centre & Sale Metrolink
- Driveway Parking and Private Rear Garden
- Four Well Proportioned Bedrooms

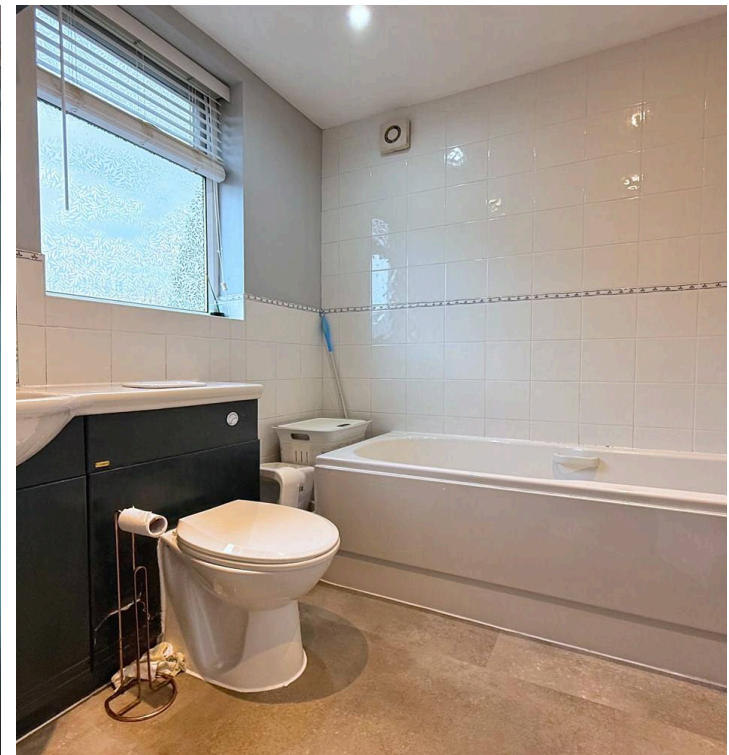


5 York Road

Sale

This spacious semi-detached property offers exceptional living space throughout. The entrance hallway provides a warm welcome to this meticulously maintained home. At the front, a stylish bay-fronted lounge is complimented by a well designed open-plan kitchen and dining area at the rear. The first floor features three generous bedrooms along with a sophisticated family bathroom, while the second floor boasts an additional double bedroom with an en-suite shower room. Outside, a driveway equipped with an EV charging point leads to an outbuilding with electricity, perfect for use as a home office or additional living space, alongside a private, enclosed rear 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.



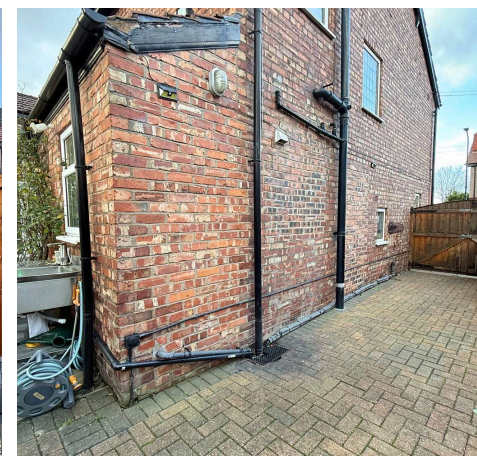
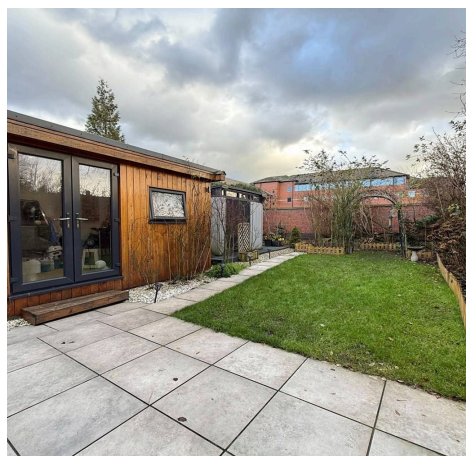
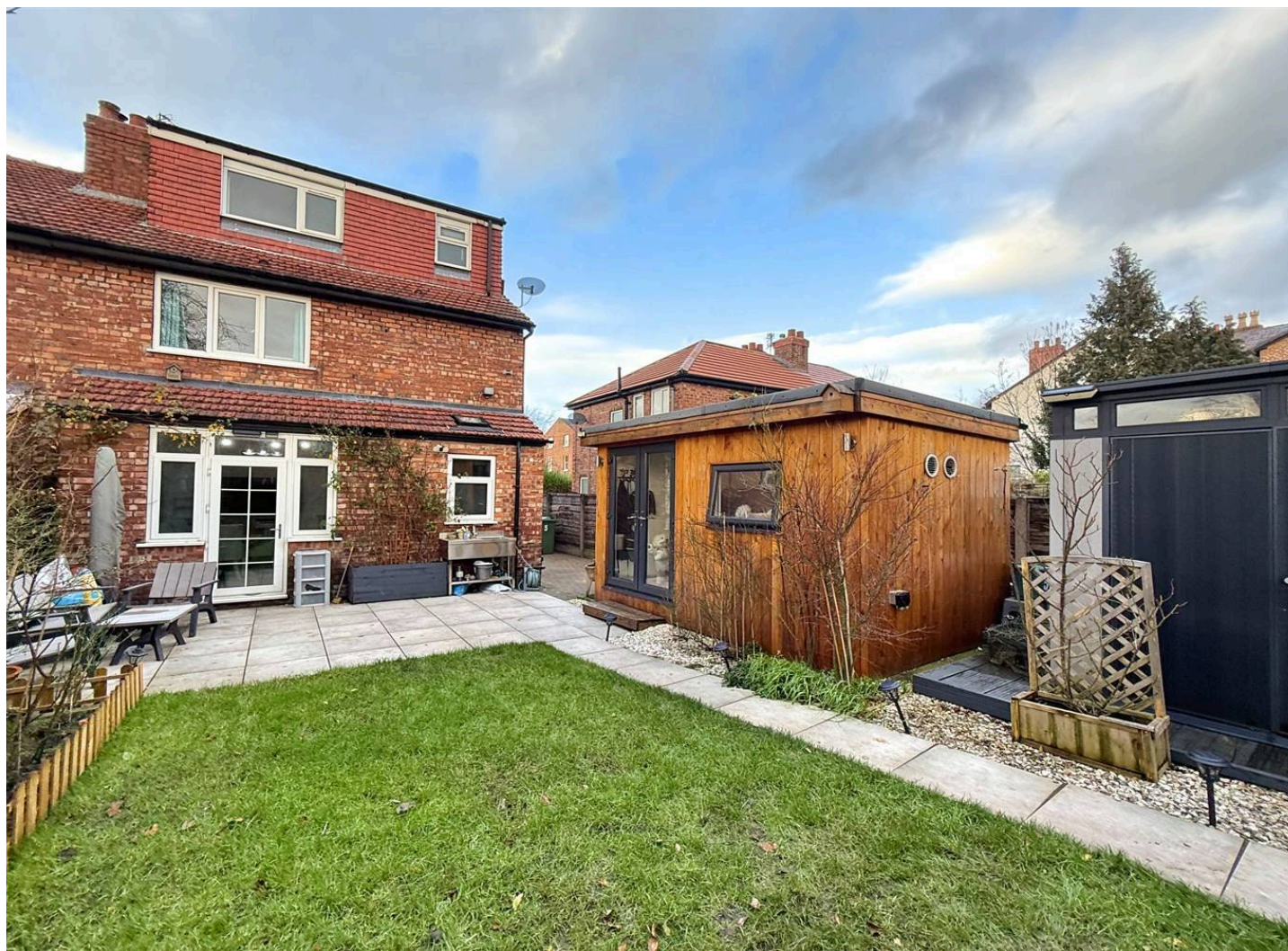


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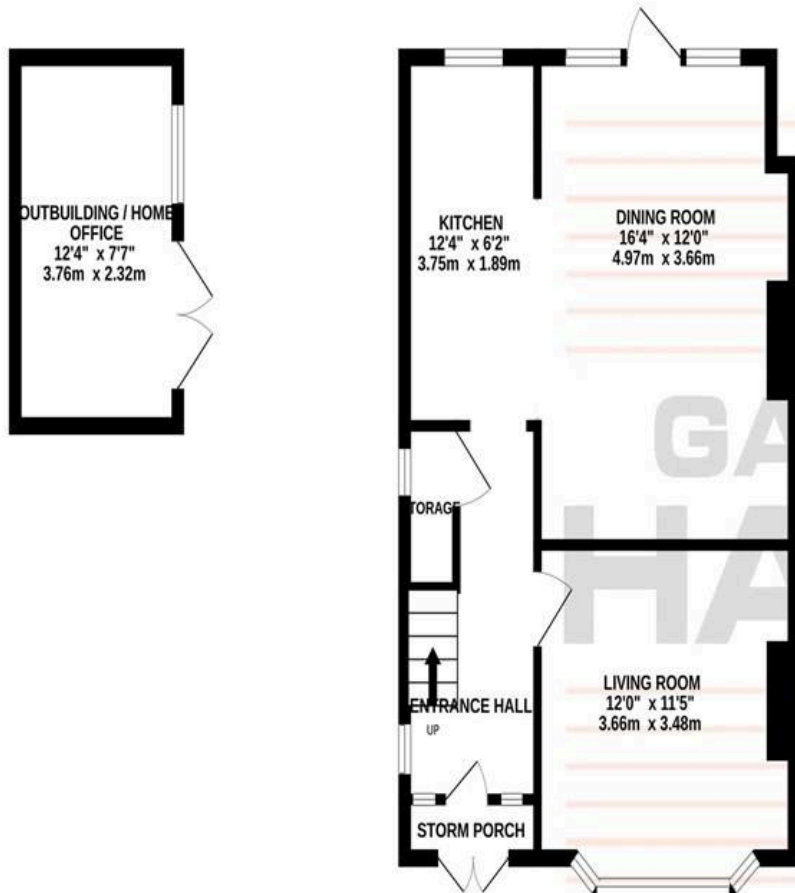
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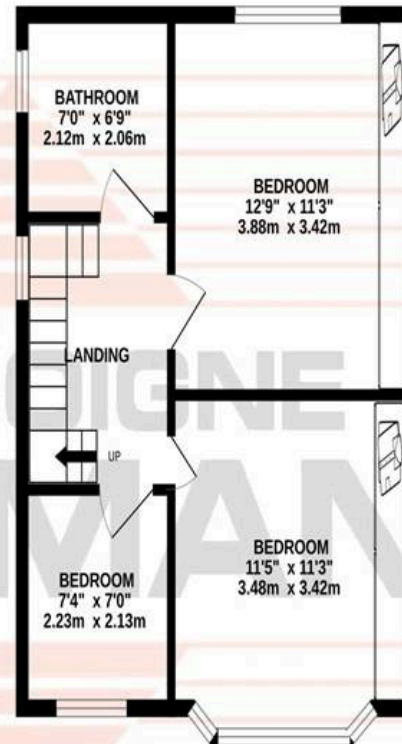
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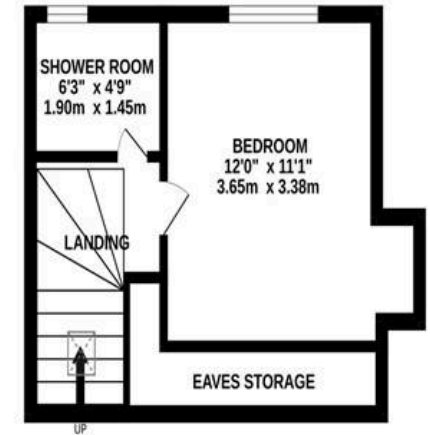
GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.2 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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