



27 Gordon Avenue

Sale

£325,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 27 Gordon Avenue

Sale

A stylish appointed larger-style end-terrace with two double bedrooms, refitted farmhouse-style kitchen, utility room, generous private garden, and period-style bathroom, with a secluded cul-de-sac location close to Sale, popular schools, key transport links, and useful amenities. NO CHAIN.

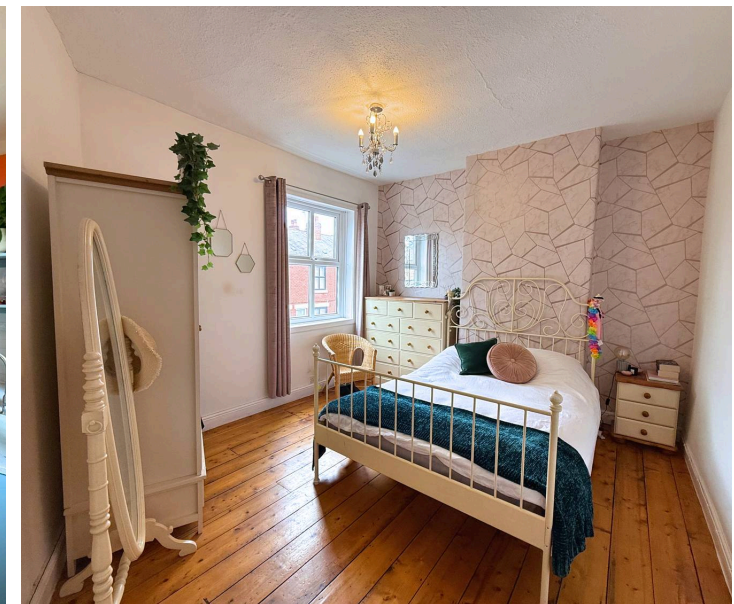
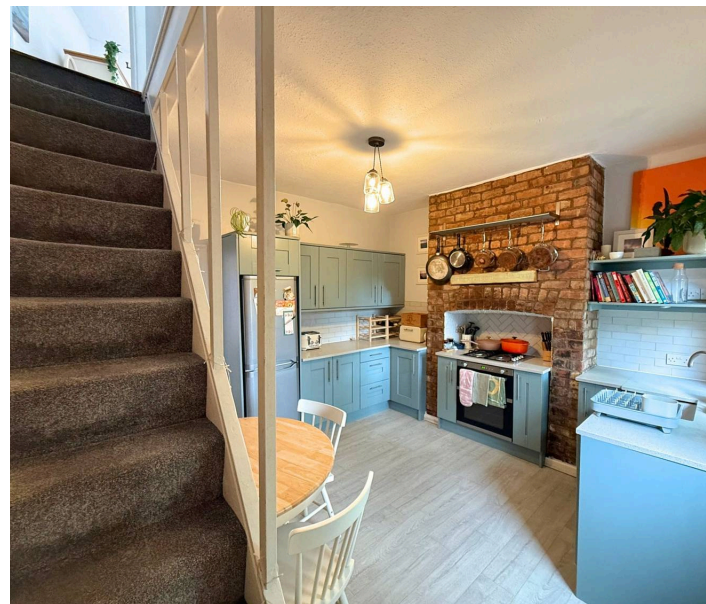
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- An Attractive And Charming Larger-Style End Terrace
- Charming And Spacious Living Room
- Refitted Farm-house Style Dining Kitchen
- Boasting Two Generous Double Bedrooms
- Period-Inspired Bathroom With Roll-top Bath
- Tucked Away In A Convenient Cul-de-sac Setting Close To Sale, Key Transport Links and Amenities
- Secluded And Generous Rear Garden
- Useful Separate Utility Room



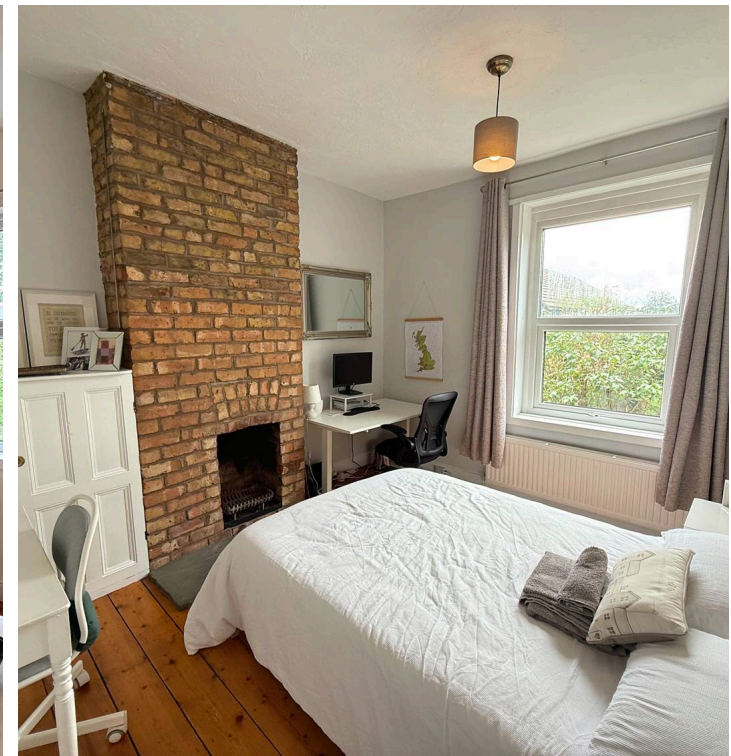
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## Sale

An impressive example of a stylishly enhanced and larger size end-terrace, this beautifully presented two-bedroom home offers an exceptional blend of charming character and contemporary comfort, tucked away in a secluded cul-de-sac, yet conveniently close to Sale, key transport links and useful amenities.

Upon entry is a pleasant and spacious living room, where abundant natural light and a welcoming atmosphere create the perfect setting. The heart of the home is the renovated and refitted dining-style kitchen, designed in a farmhouse style with charming features and exposed brick wall, and ample space for dining. Adjacent to the kitchen, a versatile and useful utility room offers convenient additional storage and workspace.

Upstairs, two generous double bedrooms provide superb retreats, each offering ample space for furniture and impressive high ceilings. The tastefully appointed bathroom is complete with a period-inspired suite, blending classic fixtures with modern convenience.



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## Sale

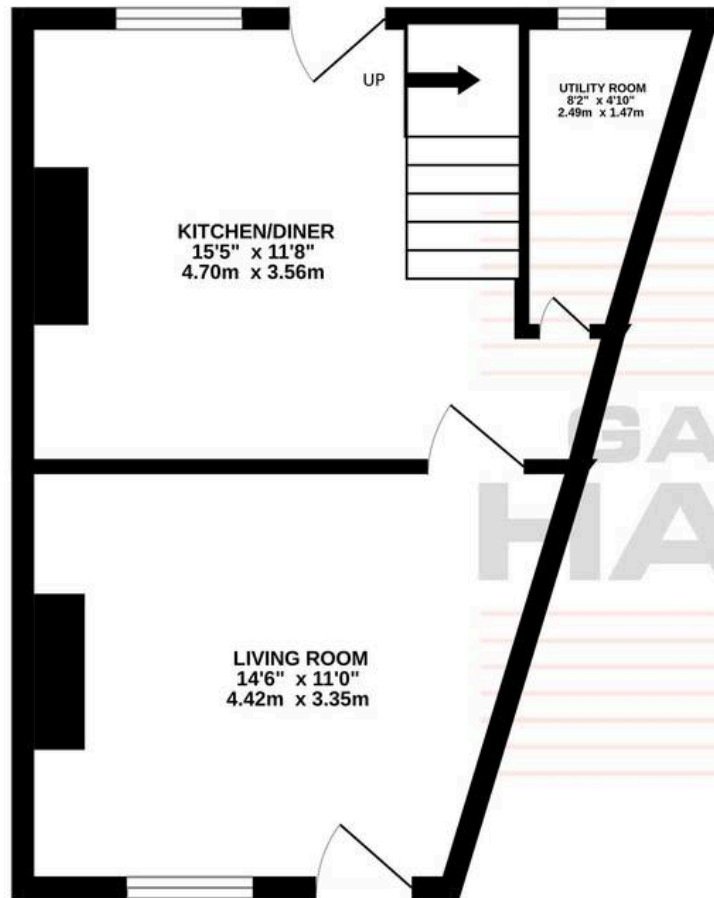
Externally the home enjoys a charming, pleasantly private rear garden, accessed via an attractive composite stable door from the kitchen.

Situated in a much sought-after cul-de-sac setting close to Sale, the property enjoys easy access to popular primary and secondary schools, key transport links, and a variety of useful amenities.

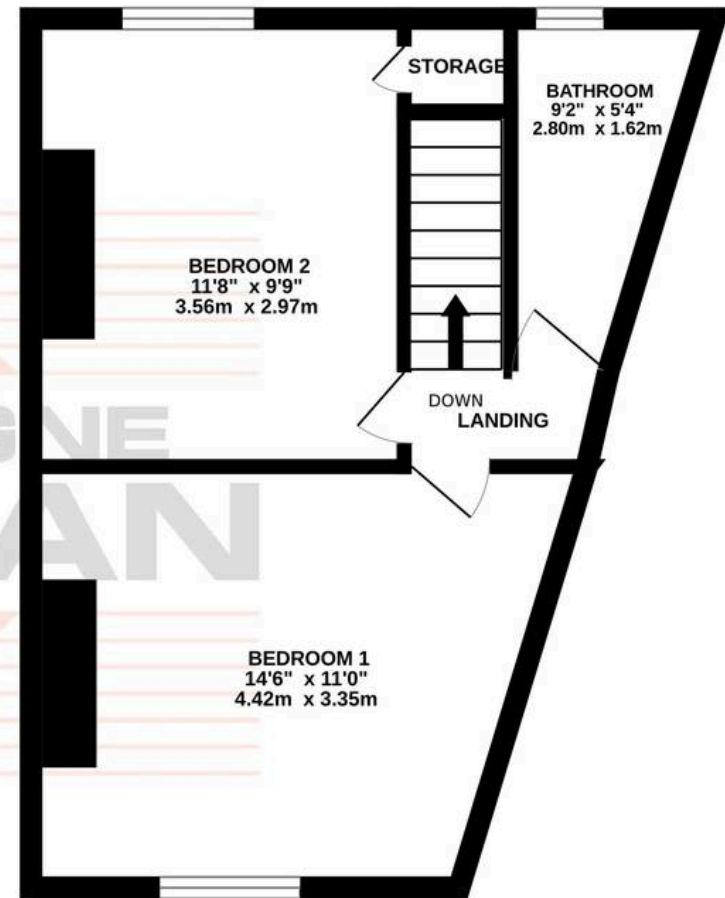
The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located 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.



GROUND FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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