



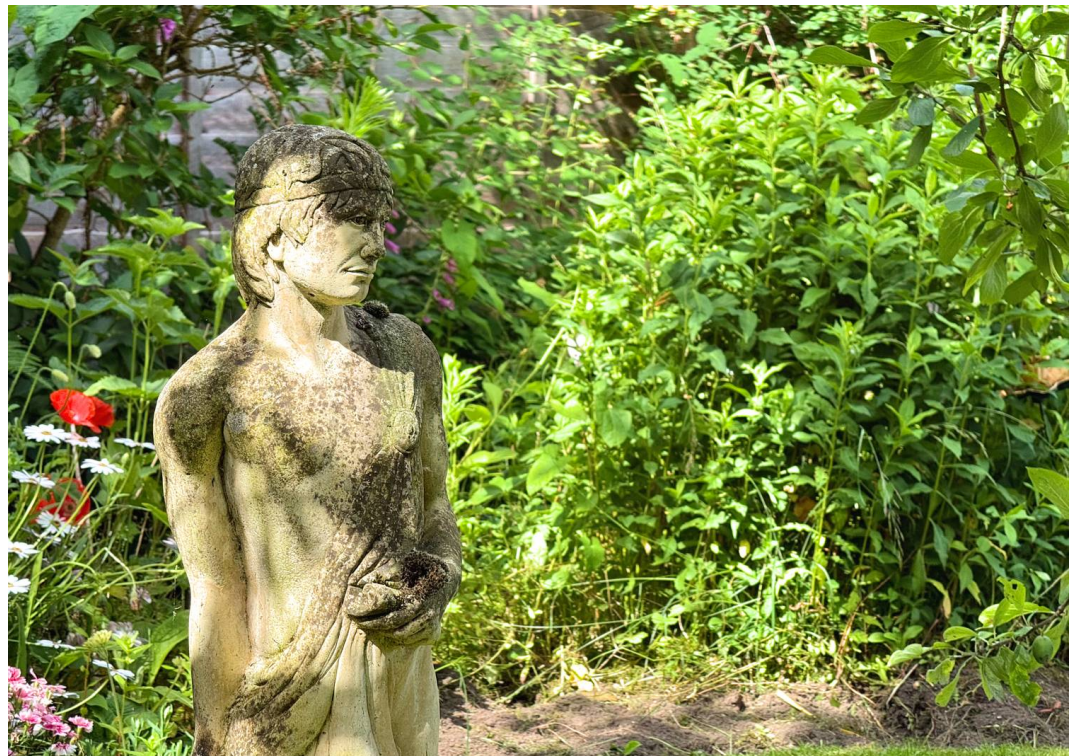
48 Okehampton Crescent

Sale

£425,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



48 Okehampton Crescent

Sale

Well appointed three bed semi in sought-after area near Ashton on Mersey Village. Bright kitchen, family bathroom, close to schools, amenities, and M60. Ideal for family living.

Council Tax band: C

Tenure: Leasehold

- Three Bedroom Semi Detached
- Stunning Extensive Rear Garden
- Situated within Convenient Reach of Ashton on Mersey Village and M60 Motorway
- Close to Renowned Local Schools
- Bright and Spacious Accommodation Throughout



48 Okehampton Crescent

Sale

This well presented three bedroom semi detached house offers bright and spacious accommodation throughout, perfectly suited to family living. Set within a sought-after residential area and within convenient reach of Ashton on Mersey Village, this home combines every-day practicality with inviting style. Step inside to discover a welcoming hallway that leads into a generous lounge, where natural light floods through a large front window, creating a warm and relaxing atmosphere ideal for both entertaining and unwinding. The adjoining dining area provides ample space for family meals or social gatherings, seamlessly flowing into a kitchen fitted with sleek cabinetry, integrated appliances, and plentiful worktop space, making it a pleasure for any home cook.

Upstairs, three well-proportioned bedrooms await, each thoughtfully designed to offer flexibility for growing families, guests, or home office needs. The principal bedroom impresses with its size and tranquil aspect, while the remaining bedrooms are equally inviting, benefitting from large windows that maximise light and provide pleasant outlooks. A family bathroom and separate wc complete the upper floor plus a partially boarded loft and pull down ladder. Throughout the property, neutral décor and well-maintained flooring create a cohesive and elegant backdrop, ready for personal touches. Practical storage solutions are integrated throughout, ensuring a clutter-free environment.





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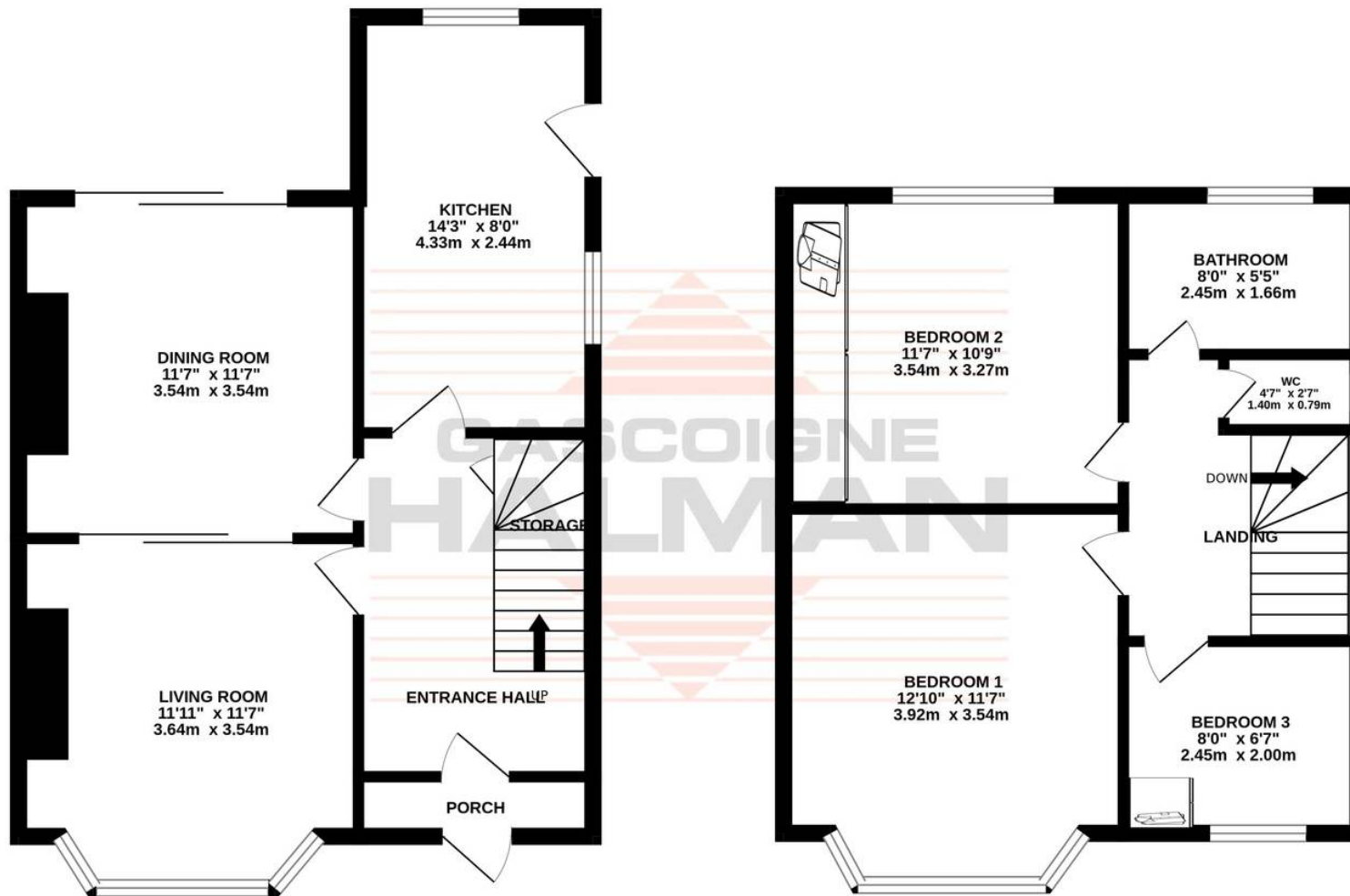
The property's location is particularly appealing, positioned close to renowned local schools, making it an excellent choice for families seeking educational excellence. Easy access to the M60 motorway and nearby amenities in Ashton on Mersey Village enhances day-to-day convenience, offering a vibrant selection of shops, cafes, and services within a short distance. With its spacious layout and abundance of natural light, this semi detached home presents a rare opportunity to secure a property that balances comfort, style, and practicality in a highly desirable setting. Whether you are looking to upsize, relocate for schooling, or simply enjoy the benefits of a well-appointed family home, this property is sure to impress from the moment you step inside.

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
476 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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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