



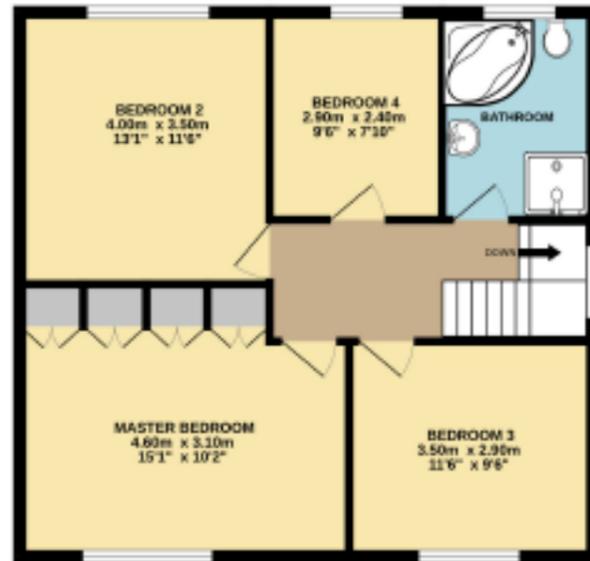
4 ROWAN TREE DRIVE, SALE,
MANCHESTER, M33 3PA



Ground Floor
71.0 sq.m. (765 sq.ft.) approx.



1st Floor
60.8 sq.m. (654 sq.ft.) approx.



TOTAL FLOOR AREA : 131.8 sq.m. (1419 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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 operation or efficiency can be given.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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4 ROWAN TREE DRIVE SALE



Occupying a pleasant location in a small cul de sac of similar properties, this house has been well cared for but would now benefit from some cosmetic updating.

Briefly the accommodation comprises a reception hall, a large living room, a dining room, a breakfast kitchen and downstairs wc.

At first floor level are four good sized bedrooms and a family bathroom.

Externally is a single garage with electric up and over door and neatly maintained gardens to both front and rear.

The houses on Rowan Tree Drive rarely come to the market and this is the reflection of the excellent location being within walking distance of the Metro Station at Brooklands and it is also conveniently located for access to Sale, Hale and Altrincham.

Sal's town centre has been massively improved in recent times as has Altrincham and the property is conveniently located for access to the urban motorway network and International Airport.

DIRECTIONS

Proceeding from Shaftesbury Avenue, continue along Brooklands Road for approximately a third of a mile, where Rowan Tree Drive will be found on the left.

GROUND FLOOR

ENTRANCE HALL

WC

BREAKFAST KITCHEN 14'9" x 9'2" (4.50 x 2.80)

LIVING ROOM 18'1" x 15'5" (5.50 x 4.70)

DINING ROOM 11'6" x 9'6" (3.50 x 2.90)

FIRST FLOOR & LANDING

MASTER BEDROOM 15'1" x 10'2" (4.60 x 3.10)

BEDROOM TWO 13'1" x 11'6" (4 x 3.50)

BEDROOM THREE 11'6" x 9'6" (3.50 x 2.90)

BEDROOM FOUR 9'6" x 7'10" (2.90 x 2.40)

BATHROOM

EXTERNALLY

GARAGE 18'1" x 8'2" (5.50 x 2.50)



SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'E'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

