

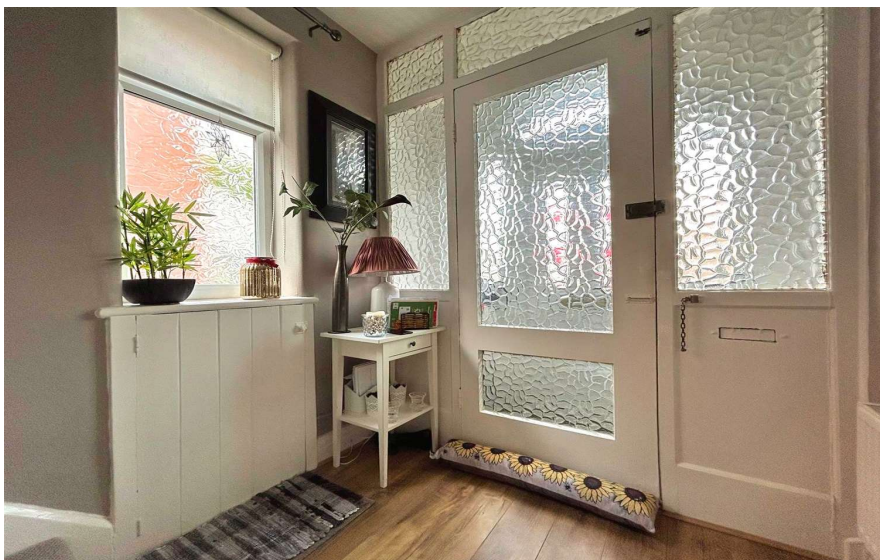


**GASCOIGNE  
HALMAN**

Ollerton Avenue, Sale  
**£450,000**

THE AREA'S LEADING ESTATE AGENCY







Boasting superb accommodation over 1200 sq/ft, this wonderful bay fronted family home is situated in a popular residential area close to amenities and local schools. The property has been lovingly maintained by the current owners whilst externally, there is an established west facing rear garden and ample of road parking to the front.

## Property details

- Wonderful Semi Detached Residence
- Three Generous Bedrooms, Spacious Loft Room & Family Bathroom
- Prominently Positioned Close To Local Amenities, Excellent Transport Links & Trafford Schooling
- Ample Off Road Parking & Generous Garden
- Ideal For Someone Looking For A Family Home
- Must Be Viewed To Be Appreciated



## About this property

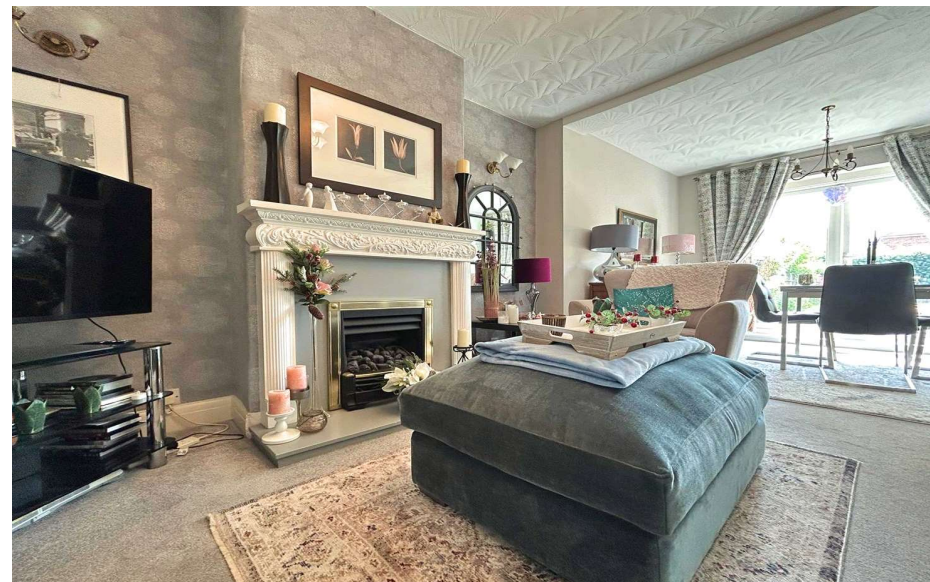
This delightful family residence is located within walking distance of Ashton on Mersey village and excellent local schools, this property is sure to attract families.

A welcoming entrance hallway leads to a living room featuring a bay window and opens into a sitting/dining area with French doors that provide access to the rear. The ground floor accommodation is completed by a fitted kitchen, which also has access to the rear.

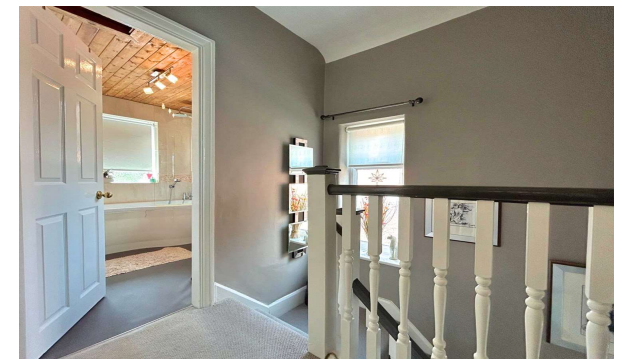
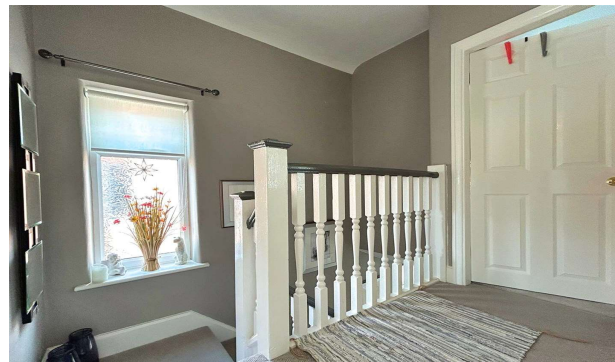
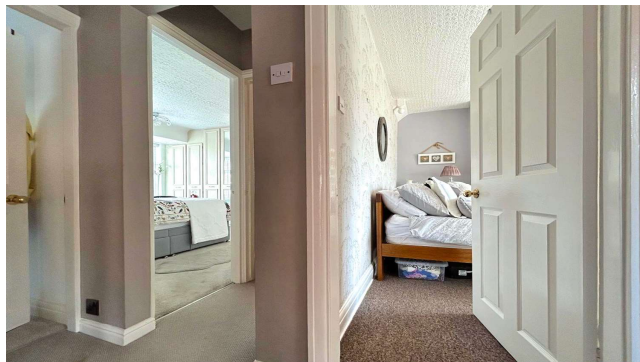
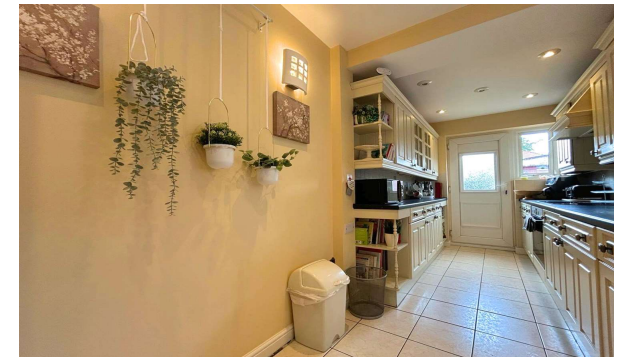
On the first floor, there are three generously sized bedrooms, with the master bedroom featuring a variety of fitted wardrobes, along with a modern three-piece family bathroom.

A loft room is located on the second floor, offering ample eaves storage.

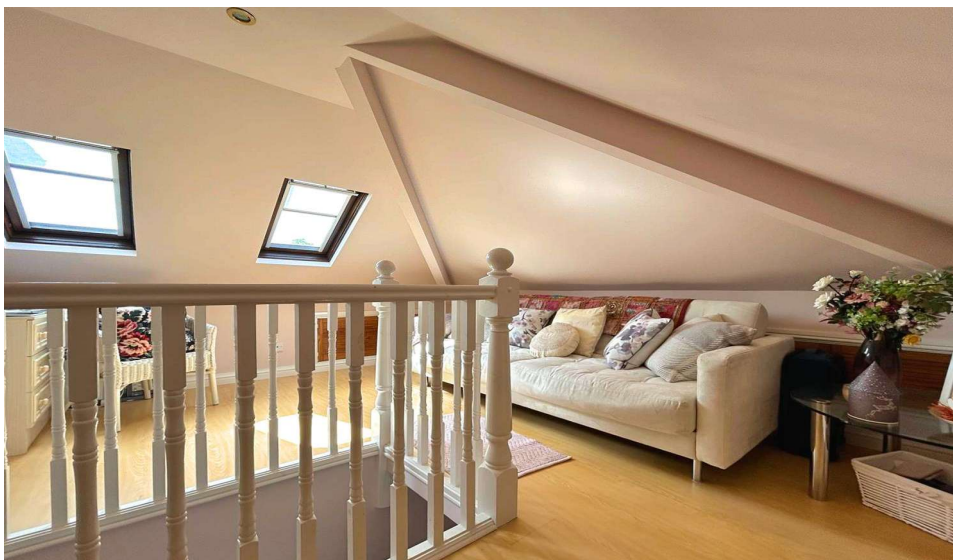
Externally, the property boasts a spacious driveway for parking at the front. The established west-facing garden at the rear includes both patio and lawn areas.



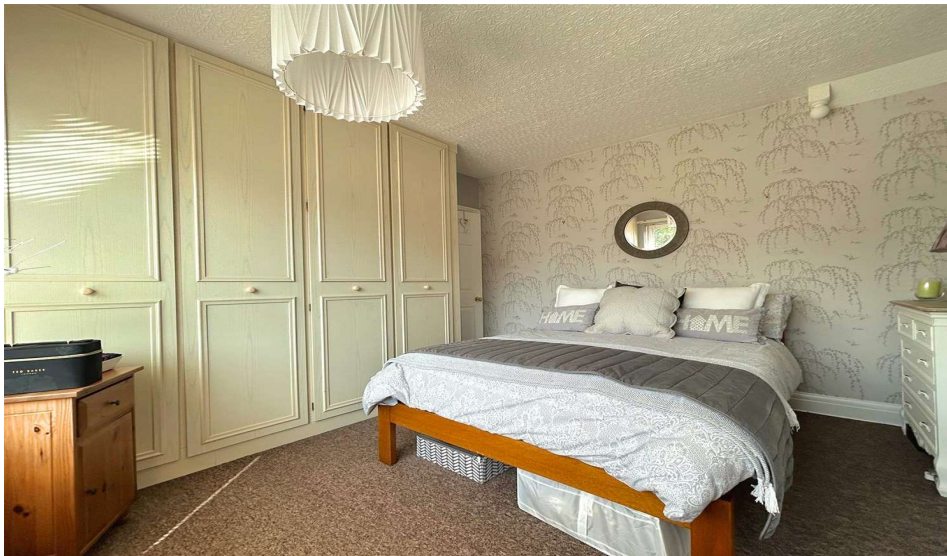
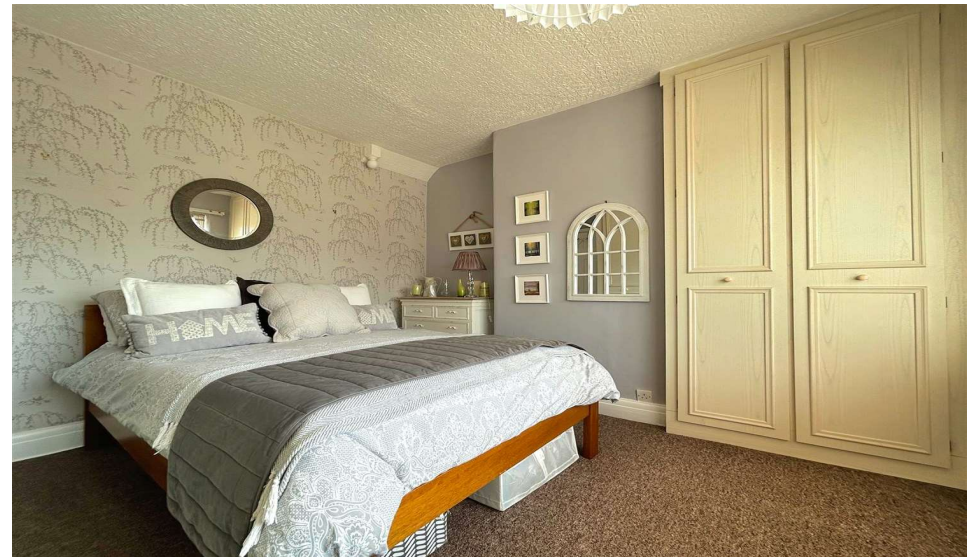




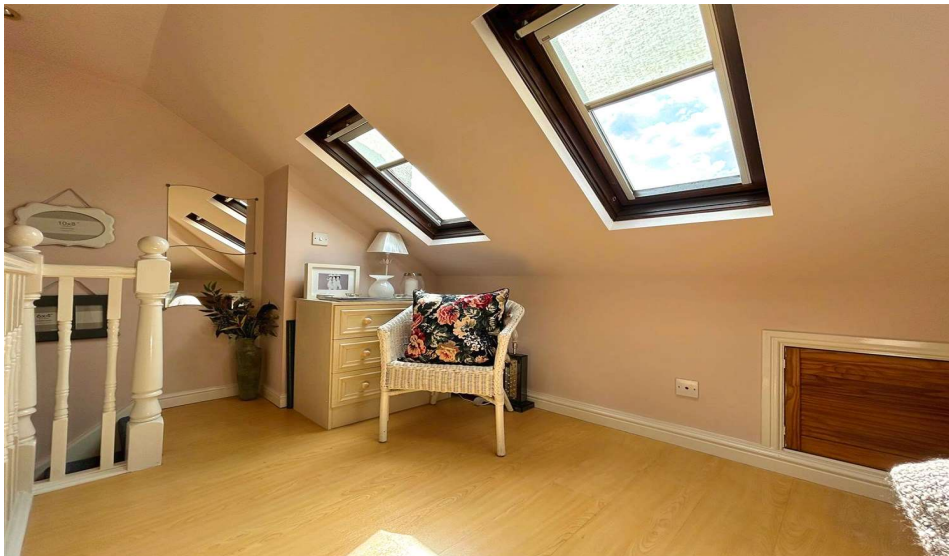


















## DIRECTIONS

M33 5HB

## COUNCIL TAX BAND

D

## TENURE

Freehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Trafford B C

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    | 67 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## PRIMARY SOURCE OF HEATING

Ask Agent

## PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

## PRIMARY SOURCE OF ELECTRICITY

Ask Agent

## PRIMARY SOURCE OF WATER

Ask Agent

## BROADBAND CONNECTION

Ask Agent

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

## SOURCES OF FLOODING

Ask Agent

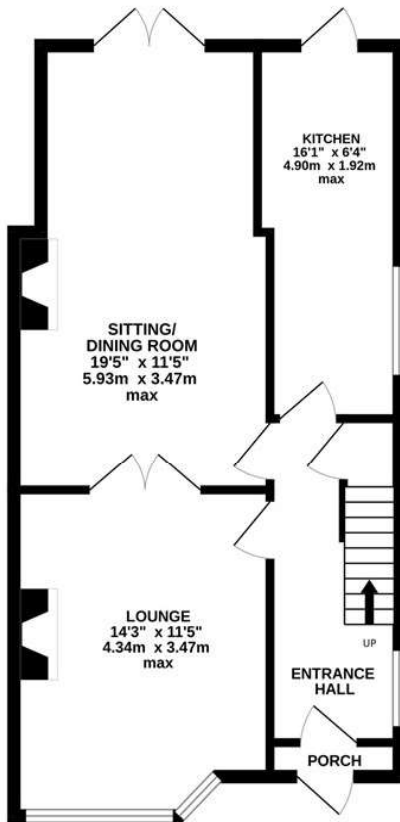
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

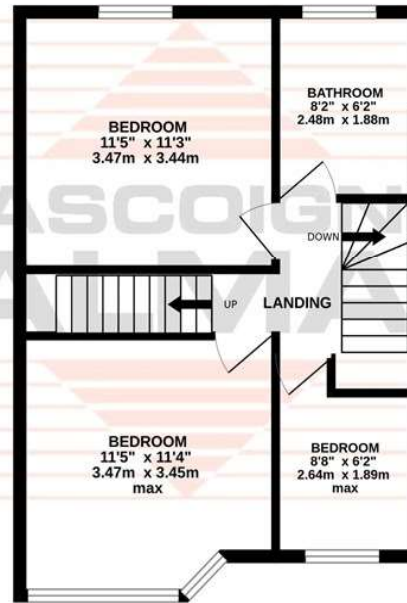
NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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.



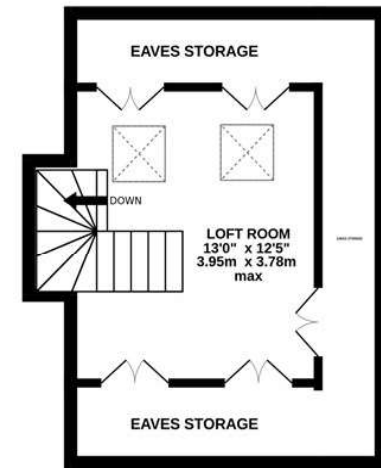
GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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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