



**GASCOIGNE
HALMAN**

Urban Road, Sale
£579,950

THE AREA'S LEADING ESTATE AGENCY



A spacious and refurbished semi-detached property featuring four double bedrooms, situated in a highly desirable residential neighborhood. This property is conveniently located within a short walking distance to Sale town center, the Bridgewater Canal, and excellent transport connections, including the Metrolink and M60 motorway.

Property details

- Charming Location At The Edge Of The Bridgewater Canal
- Located Close To Some Of Traffords Outstanding Primary & Secondary Schools Including Springfield Primary
- Four Double Bedrooms With Master Ensuite
- Open Plan Living To The Ground Floor
- Well Maintained Rear Garden & Off Road Parking For Two Cars
- Ideal For Someone Looking For A Family Home

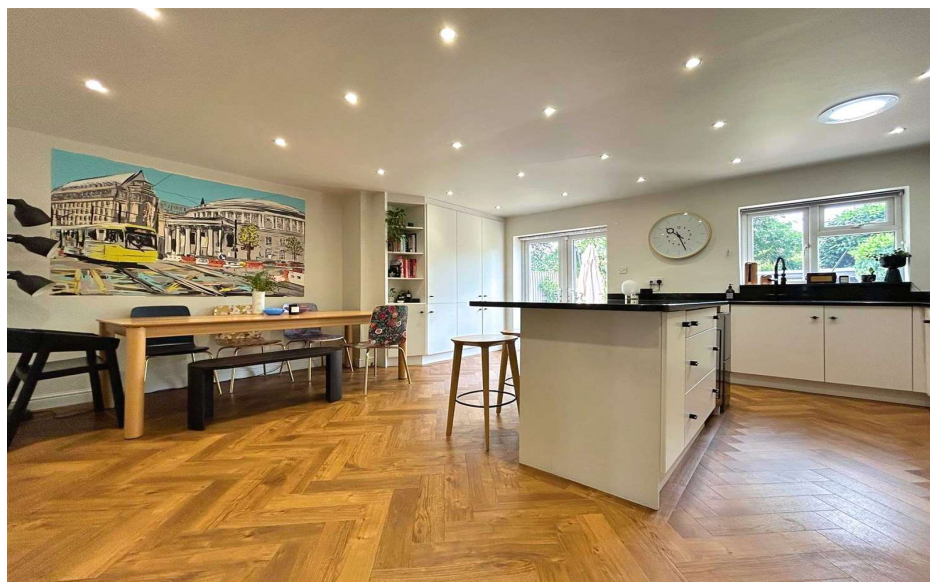


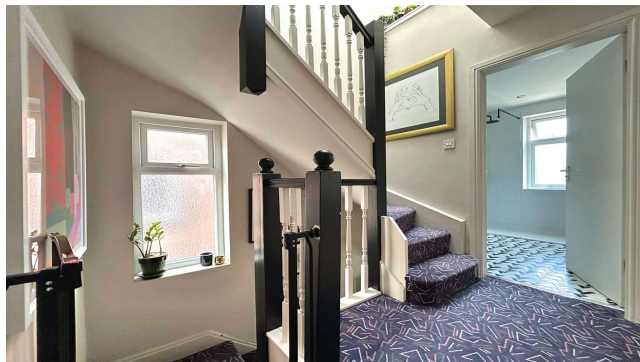
About this property

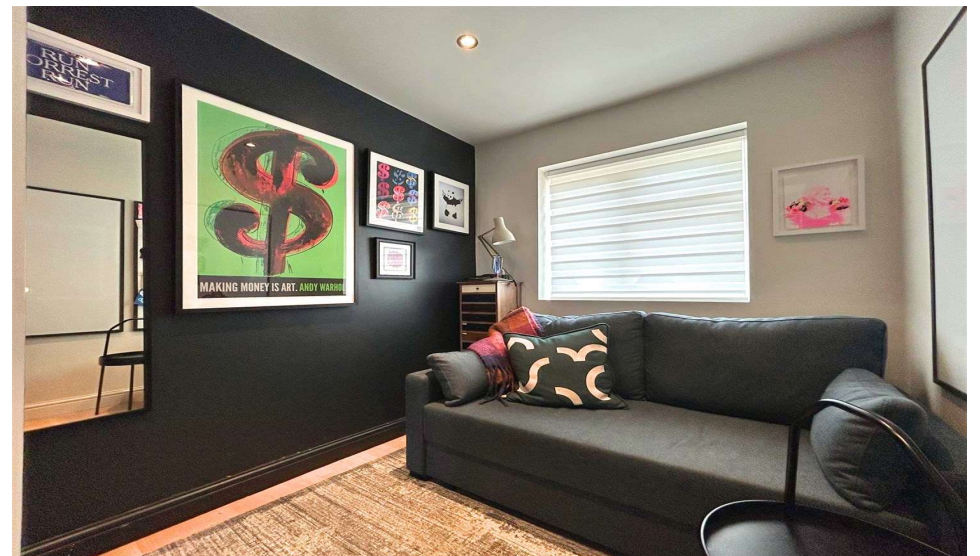
In summary, the property features a generous entrance hallway, a roomy lounge with a prominent bay window, a downstairs WC, and a storage cupboard, in addition to a high-end open plan kitchen diner offering a range of fitted appliances, custom quartz worktops and includes French doors leading to the garden. Beautiful Amtico LVT flooring runs throughout the ground floor.

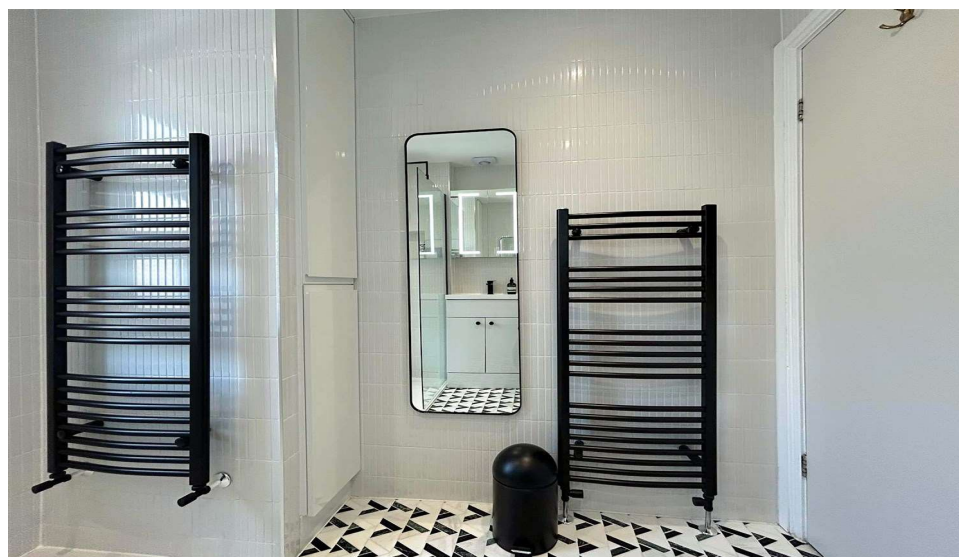
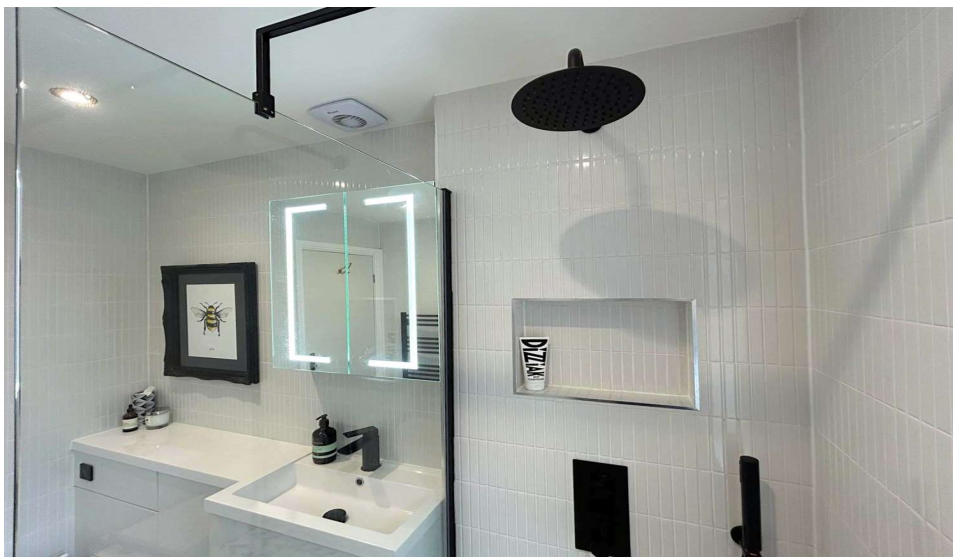
On the first floor, there are three double bedrooms along with a recently updated three-piece family bathroom with high end marble flooring. The master bedroom, situated on the second floor, offers plenty of fitted wardrobes, a spacious ensuite shower room and ample natural light floods the room with large window to the rear and additional Velux window.

Outside, the property boasts a large driveway with off road parking for two cars and a well-kept, low-maintenance rear garden that includes outbuildings, one of which is currently utilised as a home gym, complete with windows and full electrical supply.















DIRECTIONS

M33 7TU

COUNCIL TAX BAND

Trafford MBC Tax Band C.

TENURE

Freehold

SERVICES (NOT TESTED)

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

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

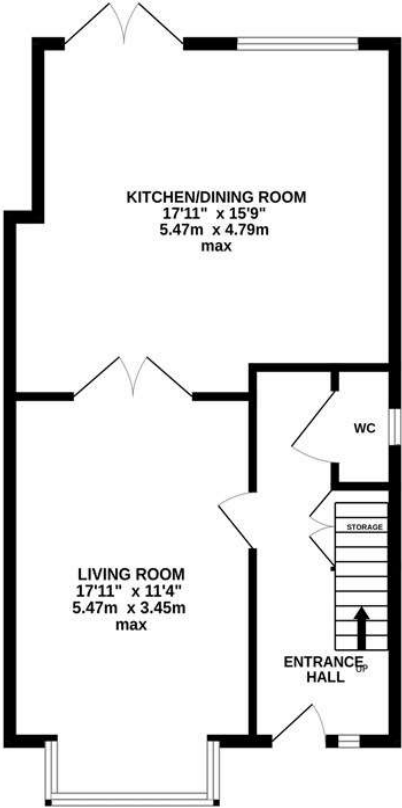
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

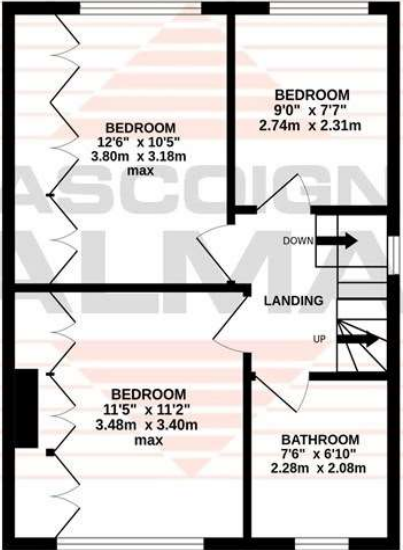
No

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.

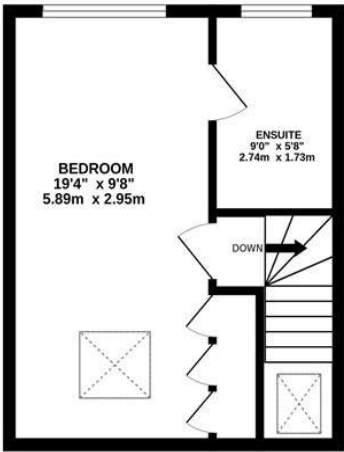
GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 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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