

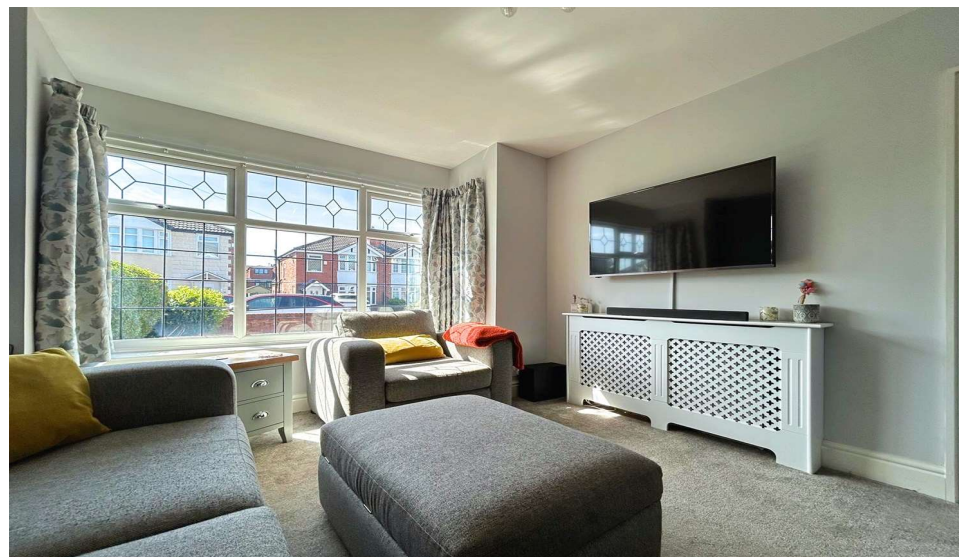
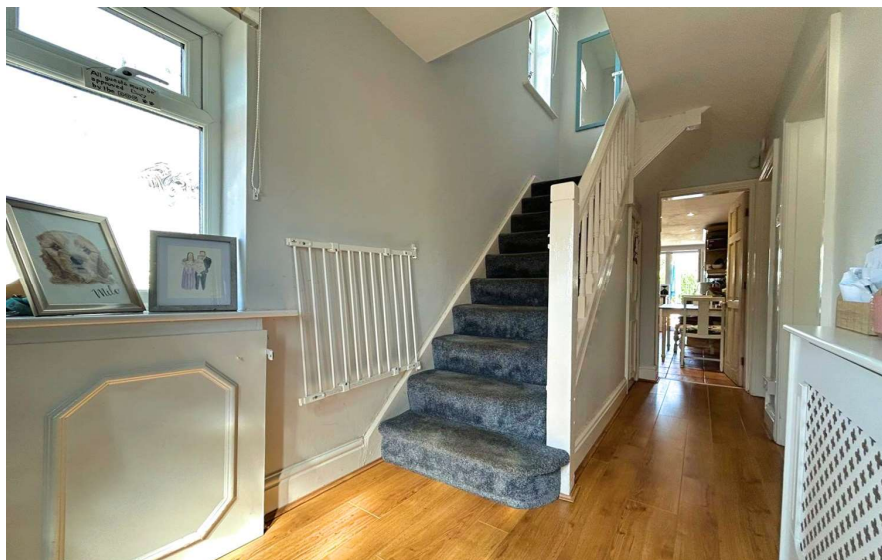


**GASCOIGNE  
HALMAN**

Norton Avenue, Sale  
**Offers Over £415,000**

THE AREA'S LEADING ESTATE AGENCY



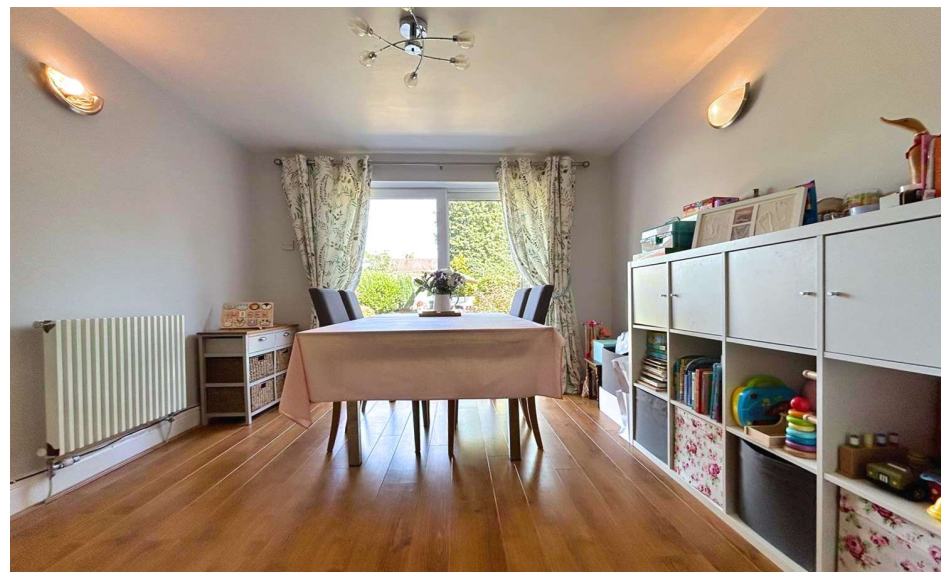




An attractive and generously extended bay fronted semi-detached, with two spacious reception rooms, a large breakfast kitchen, and three bedrooms. Enjoying a substantial private rear garden, set within easy reach of Ashton-Upon-Mersey village, Sale, popular primary and secondary schools, key transport links and useful amenities.

## Property details

- Generously Extended Bay Fronted Semi Detached
- Substantial Rear Garden with Multiple Seating Areas and Brick Built Garden Shed
- Within Convenient Reach of Ashton-on-Mersey Village, Sale, Popular Schools and Key Transport Links
- Three Bedrooms
- Two Spacious Reception Rooms
- Driveway Providing Ample Off-Road Parking plus EV Charger



## About this property

Having been lovingly maintained and offering a wealth of extended accommodation, an attractive bay fronted semi-detached home, enjoying an enviable and substantial rear garden, set within a popular backwater position within easy reach of Ashton-Upon-Mersey village, Sale, and sought-after primary and secondary schools.

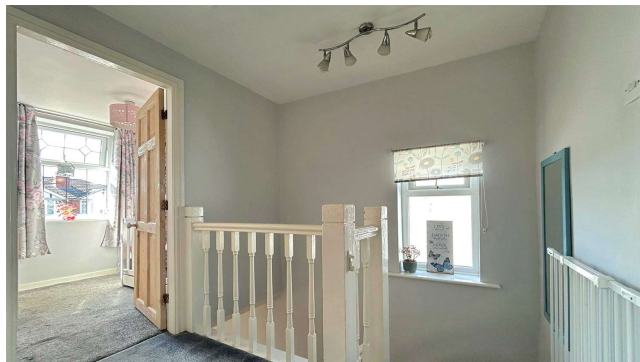
The home begins with a welcoming entrance hall leading to a charming bay-fronted living room. Ahead is the generous extended sitting/ dining room providing a large versatile space with sliding doors to the rear garden, with a separate modern fitted breakfast-style kitchen, being extended with a range of base and wall units and space for dining table, completing the ground floor accommodation.

To the first floor, via the spacious landing, are three well sized bedrooms, with fitted wardrobes and bay-frontage to bedroom one, and an attractive family bathroom with stylish tiled surfaces.

Externally the home enjoys a fantastic rear garden, being large in size and mainly laid to lawn. With generous flagged patio seating area, fenced boundaries, planted borders, and a charming stone walkway leading to a raised composite decked seating area. To the front is also a well sized gravelled driveway offering ample off-road parking and an EV charging point.





























## DIRECTIONS

M33 5HE

## COUNCIL 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.

## 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		79 C
55-68	D	63 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 cabinet

## 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

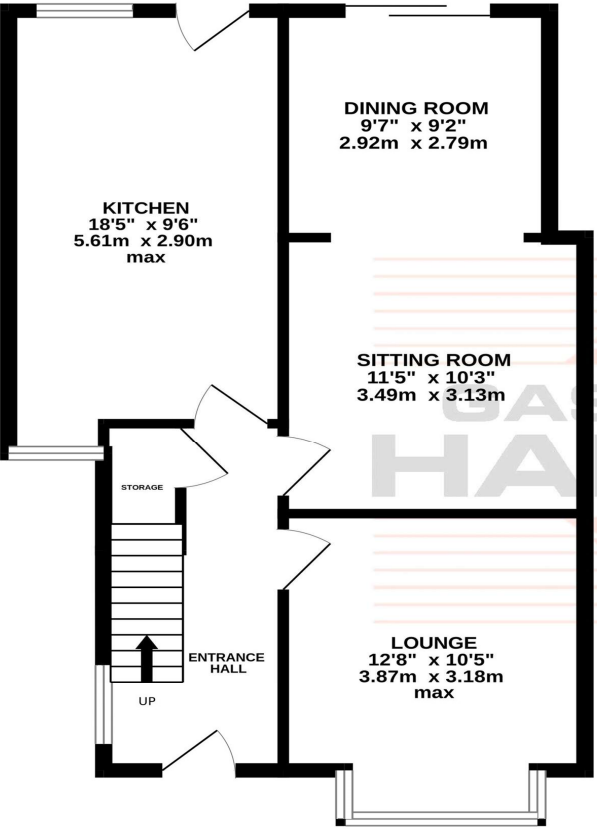
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

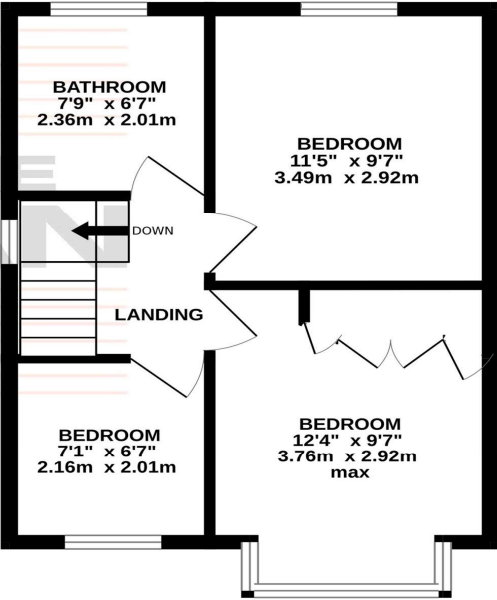
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GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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0161 962 8700 [sale@gascoignehalman.co.uk](mailto:sale@gascoignehalman.co.uk)  
96 School Road, Sale, Cheshire, M33 7XB