



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Norton Avenue, Sale
Offers Over £415,000



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

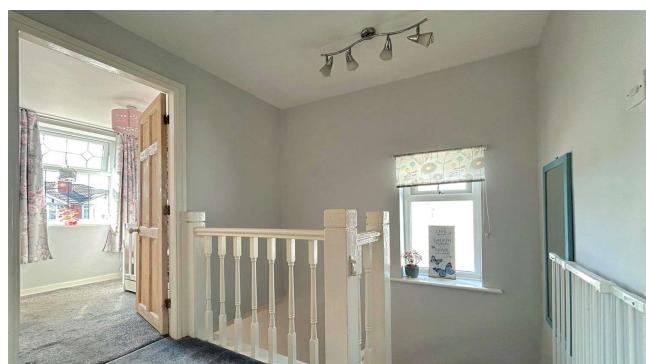
Having been lovingly maintained and offering a wealth of extended accommodation, an attractive bay fronted semi-detached home, enjoying an enviable and substantial rear garden, set within a popular backwater position within easy reach of Ashton-Upon-Mersey village, Sale, and sought-after primary and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

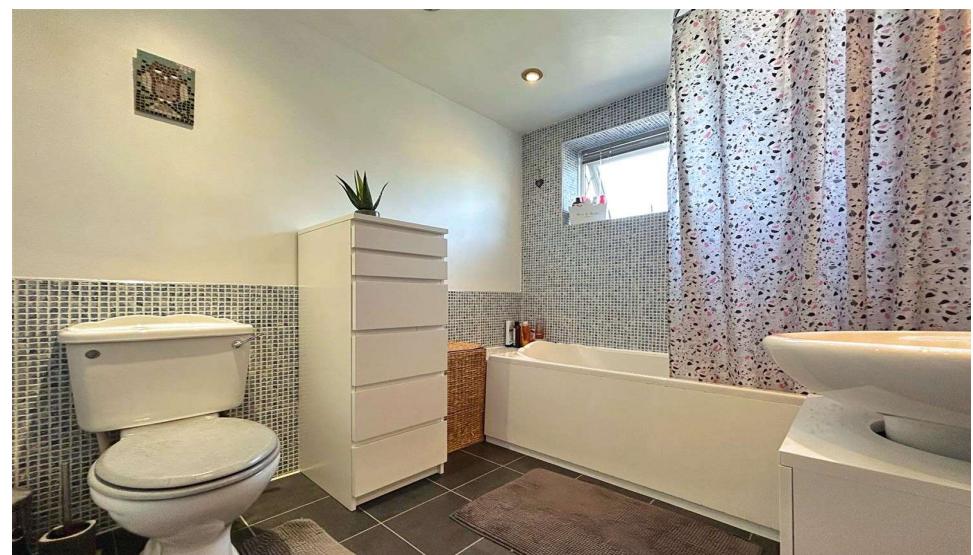
To the first floor, via the spacious landing, are three well sized bedrooms, with fitted wardrobes and bay-frontage to bedroom one, and an attractive family bathroom with stylish tiled surfaces.

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

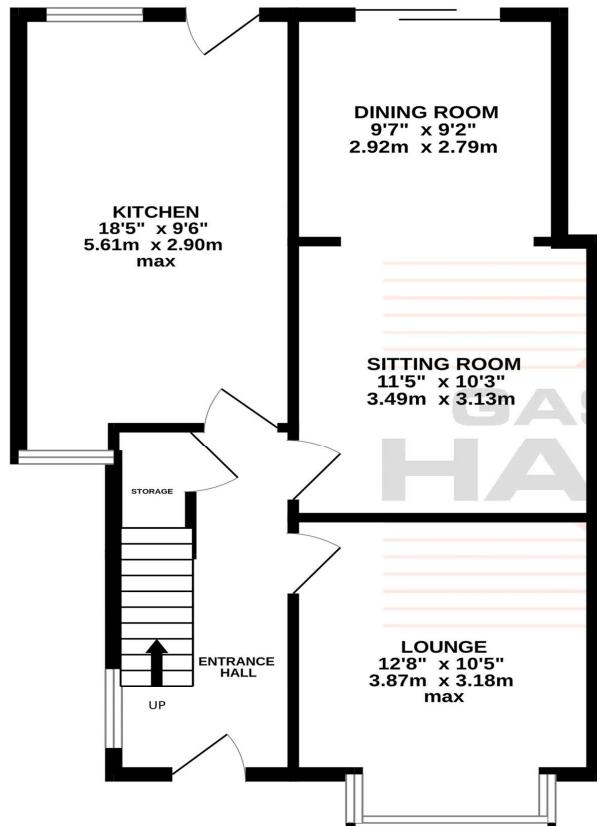
THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?
No

SOURCES OF FLOODING
Ask Agent

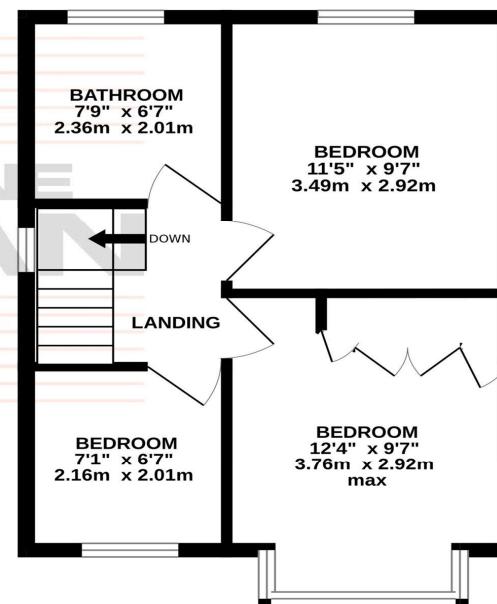
HAS PROPERTY BEEN FLOODED IN 5 YEARS
No

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
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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