



**GASCOIGNE  
HALMAN**

Bramble Walk, Sale  
**£260,000**

THE AREA'S LEADING ESTATE AGENCY





A discreetly located three-bedroom mid-terrace home offering pleasant views of the open fields of Dainewell Park. The property features a generous lounge and a kitchen diner on the ground floor, along with a low-maintenance rear garden. No Chain

## Property details

- Mid Terrace Residence
- Three Generous Bedrooms & Family Bathroom
- Garden Fronted & Patio To The Rear
- Lovely Open Views Over Dainewell Park
- Large Lounge & Kitchen/Diner
- No Chain





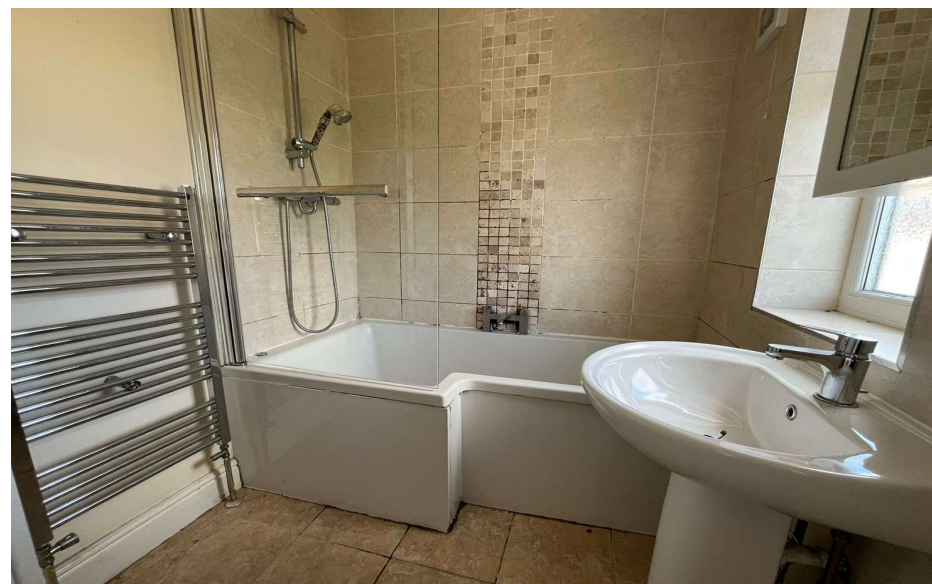
## **About this property**

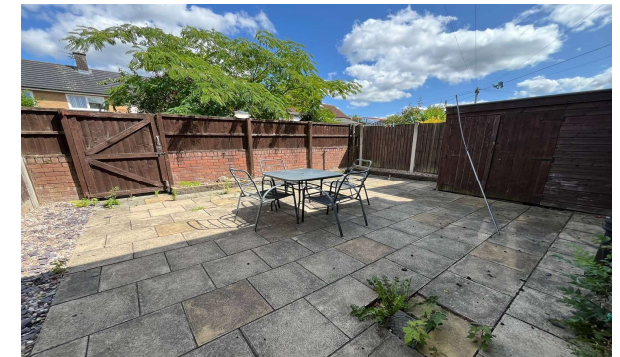
This mid-terrace property featuring three bedrooms is perfect for both first-time buyers and investors, offering stunning views of Dainewell Park.

The ground floor includes an entrance hallway, a spacious lounge with views of both the front and rear, and a large kitchen diner that provides access to a low-maintenance rear garden.

On the first floor, there are three generous bedrooms and a three-piece family bathroom, along with plenty of storage space on both levels.

The property also boasts an enclosed lawned garden at the front and a spacious paved patio at the rear. No chain.







## DIRECTIONS

M33 5LL

## COUNCIL TAX BAND

A

## 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 MBC

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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

No

## 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

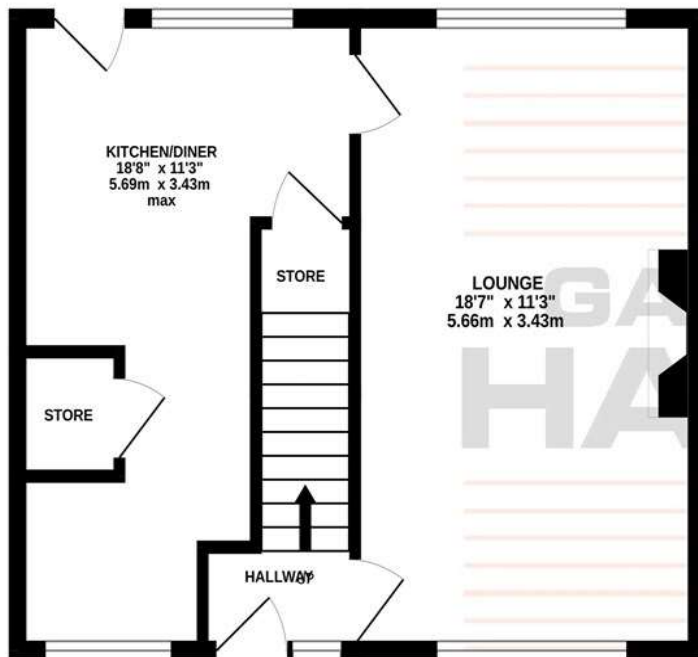
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

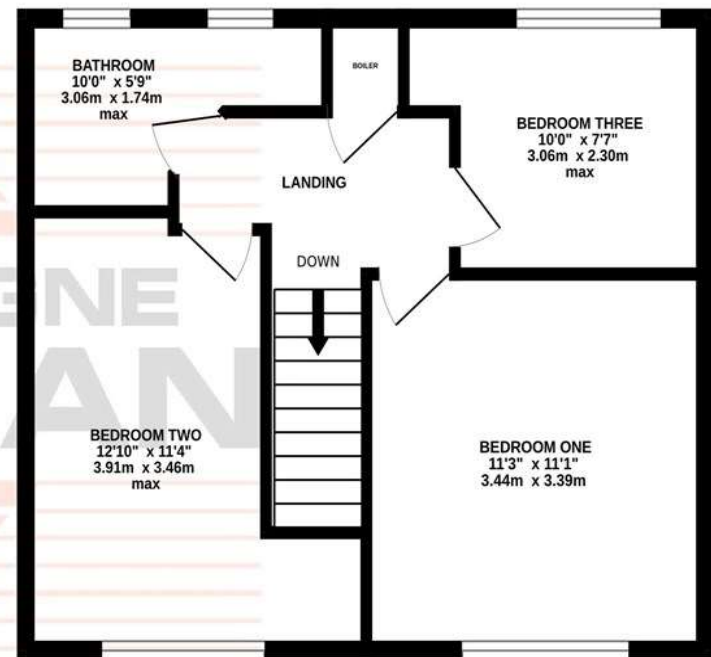
No

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  
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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