



**GASCOIGNE
HALMAN**

Hazel Avenue, Sale
£325,000

THE AREA'S LEADING ESTATE AGENCY



This mid-terrace property is conveniently situated on a tranquil side street near local amenities and outstanding transport connections.

The accommodation boasts numerous period features, along with two large reception rooms, two double bedrooms, and a bathroom, rendering this property suitable for a variety of buyers.

Property details

- Period Mid Terrace Residence
- Prominently Positioned Close To Excellent Transport Links
- Recently Modernised Throughout
- Two Generous Bedrooms & Modern Bathroom
- Low Maintenance Rear Courtyard
- Ideal For First Time Buyer & Investors



About this property

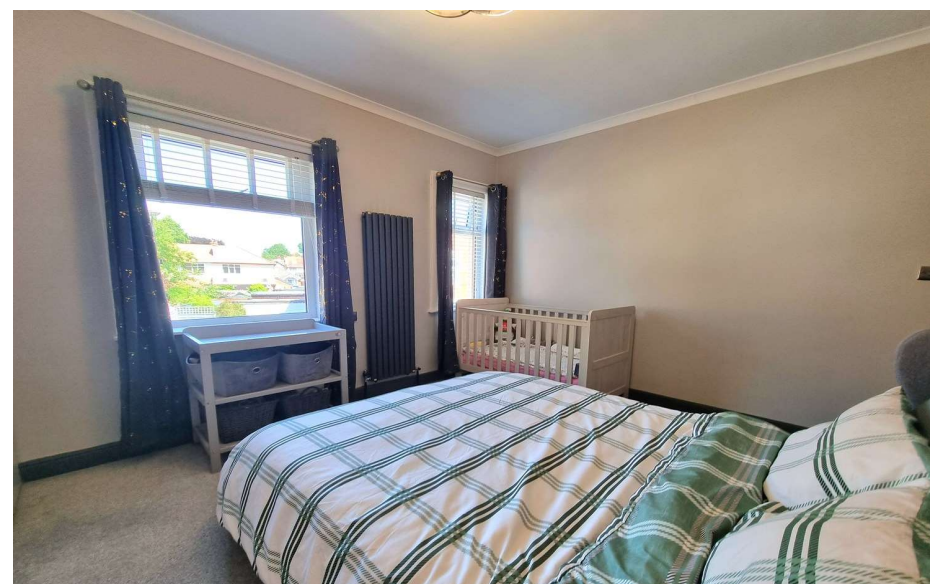
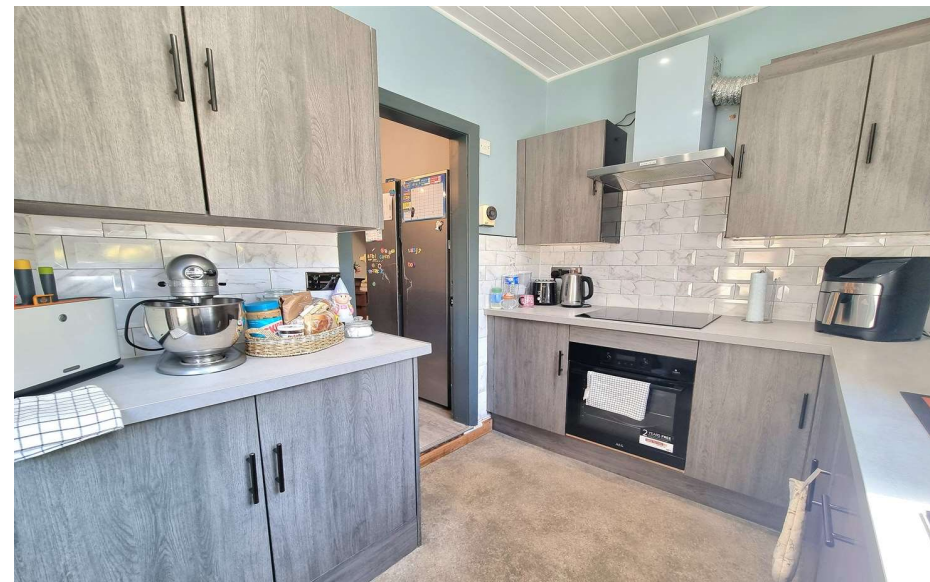
This delightful two-bedroom period mid-terrace home is situated in a tranquil cul-de-sac and is conveniently located within walking distance of Brooklands Metrolink.

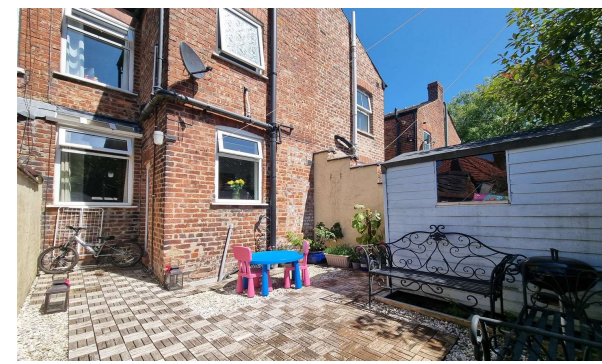
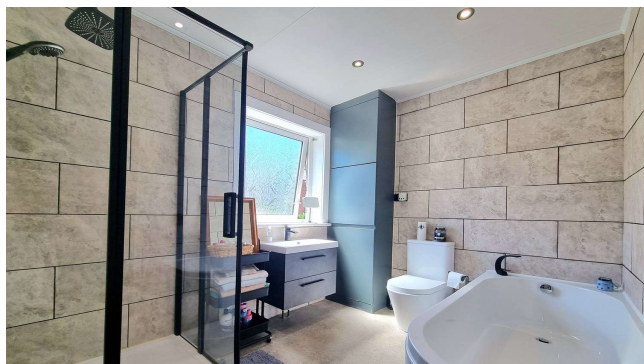
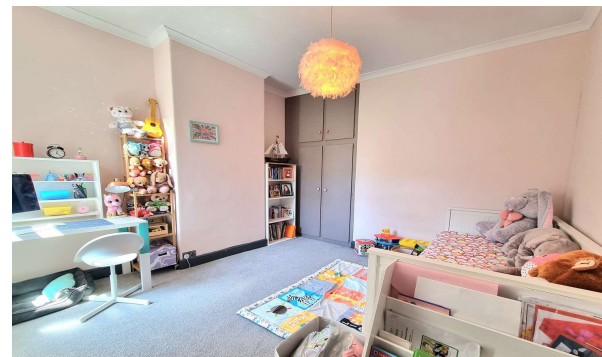
The accommodation begins with a welcoming entrance hall that leads to a spacious living room and dining area. The dining room opens up to a recently renovated kitchen and also provides access to the rear.

On the first floor, there are two double bedrooms along with the main boasting fitted wardrobes, and a recently fitted bathroom.

Externally, there is a well-maintained courtyard garden to the rear and allocated parking to the front.

This beautiful period terrace is sure to attract a range of buyers, including first-time buyers, those looking to downsize, and buy-to-let investors.





DIRECTIONS

M33 3DY

COUNCIL TAX BAND

B

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		
55-68	D	64 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

Copper Wire

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

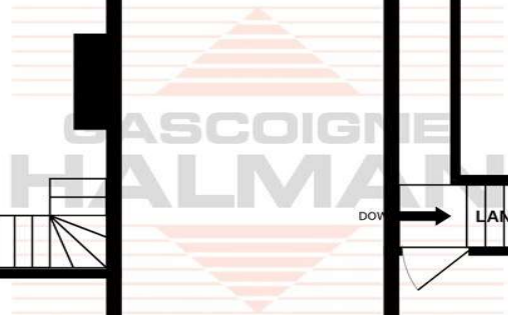
None

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.

1ST FLOOR
408 sq.ft. (37.9 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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