



**GASCOIGNE
HALMAN**

Westbury Avenue, Sale
Offers in Excess of £350,000

THE AREA'S LEADING ESTATE AGENCY



An attractive and spacious three bedroom modern semi-detached, with two generous reception rooms, a remodelled and refitted kitchen, and large conservatory, with a secluded low maintenance rear garden, and set within a tucked away position close to Sale, popular schools and key transport links.

Property details

- Three Bedrooms
- Semi Detached
- Two Generous Reception Rooms
- Conservatory
- Secluded Low Maintenance Rear Garden
- Highly Sought After Location



About this property

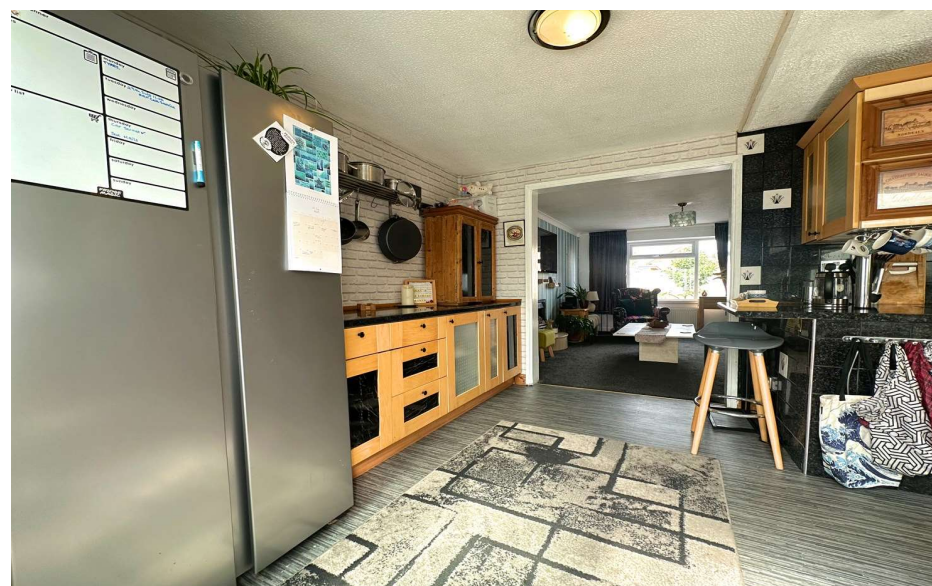
Located on the desirable Westbury Avenue in Sale, this charming three-bedroom semi-detached house is now available for sale. This property offers a comfortable and inviting living space for its future owners.

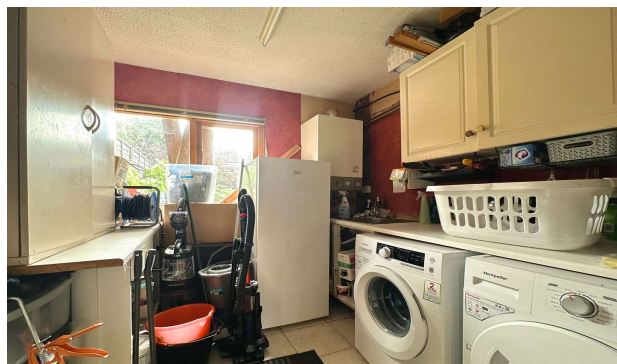
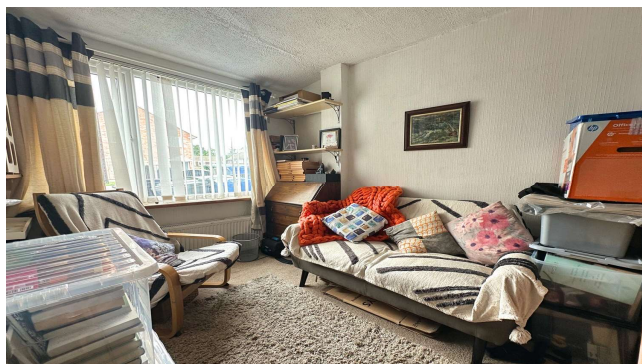
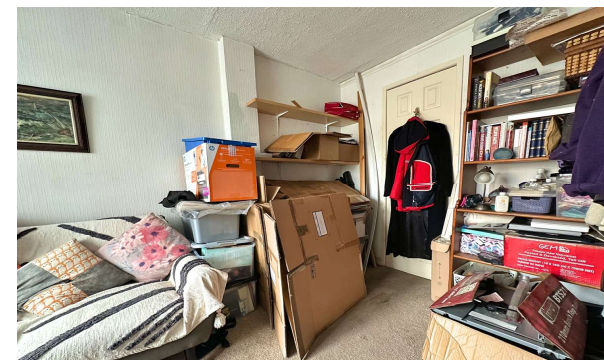
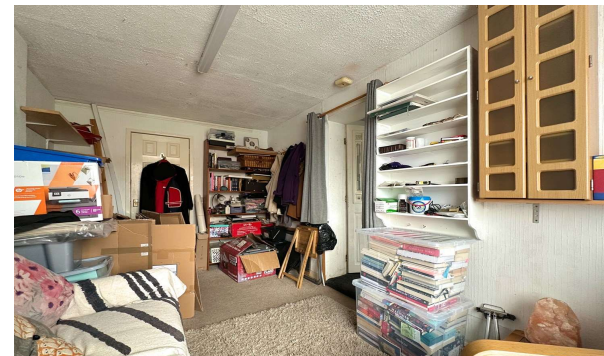
Upon entering, you are greeted by two generous reception rooms, perfect for entertaining guests or relaxing with family. The open-plan living kitchen is a focal point of the home, providing a modern and functional space for cooking and dining. The addition of a conservatory floods the room with natural light, creating a bright and airy atmosphere.

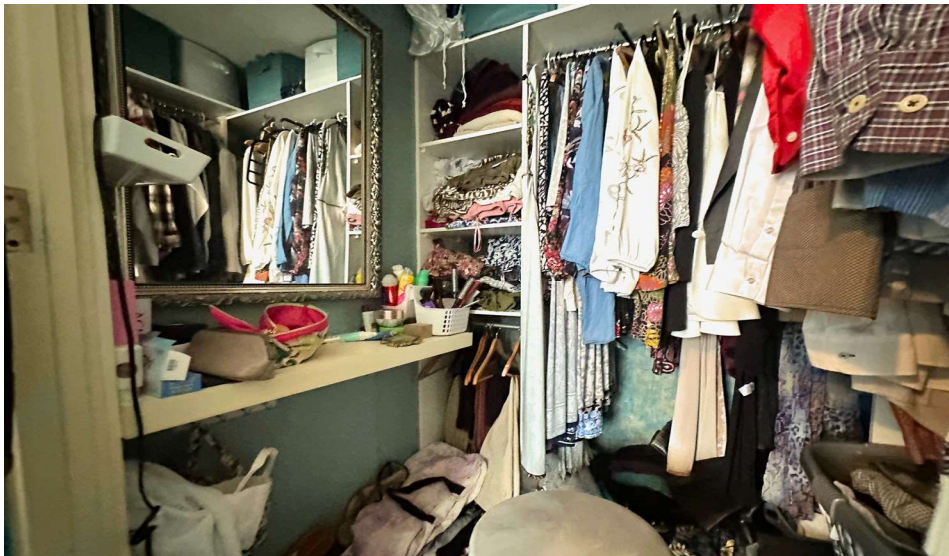
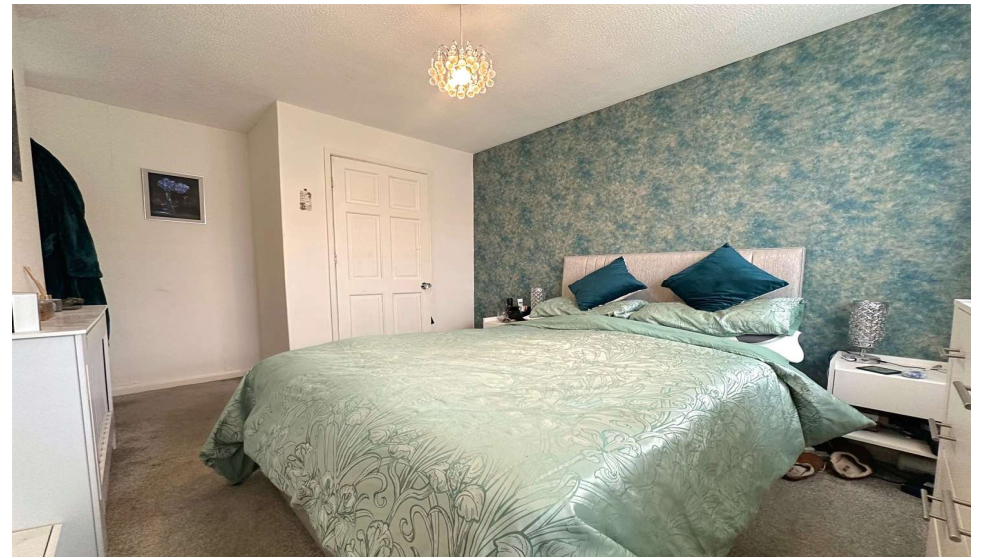
The property features three well-appointed bedrooms, with the master boasting an additional dressing room, ideal for a growing family or those in need of a home office. The bathroom is stylishly designed and offers a tranquil space to unwind after a long day.

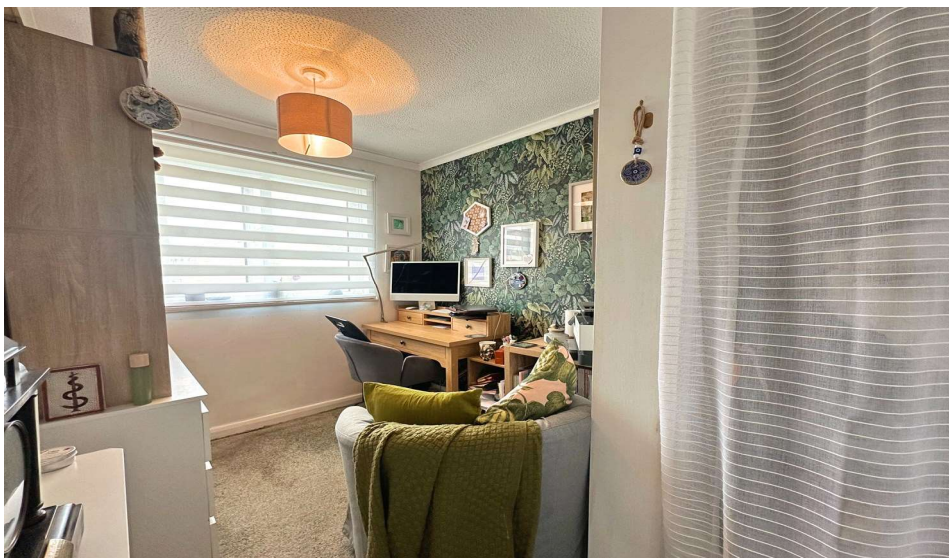
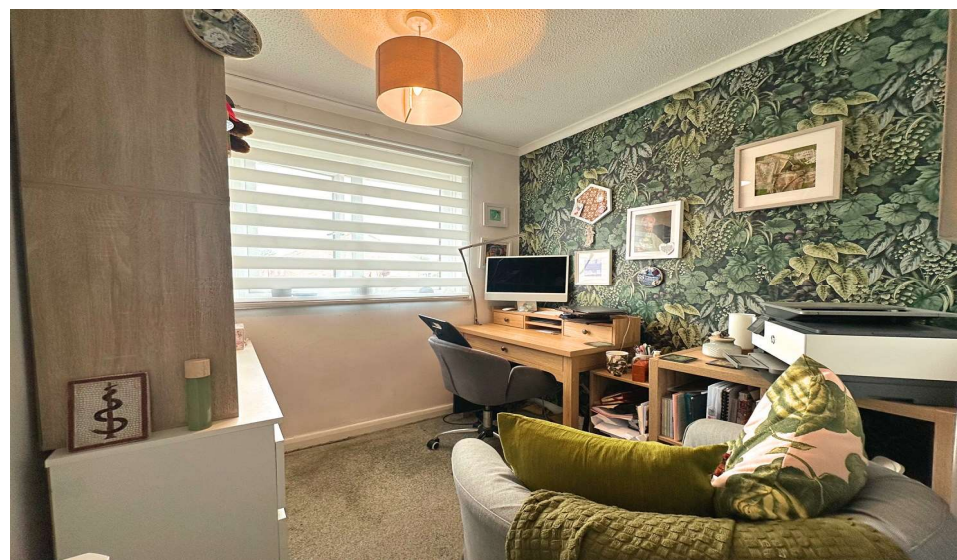
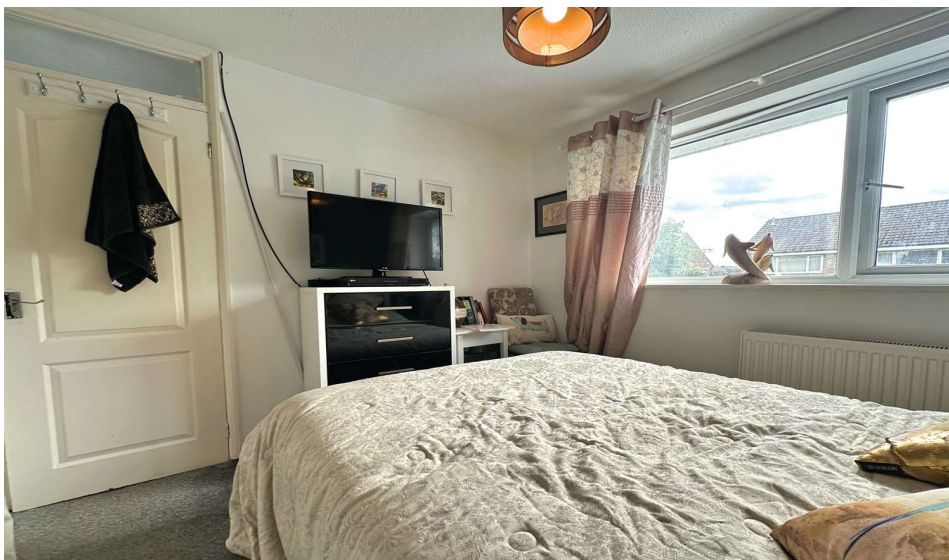
One of the standout features of this property is the secluded low-maintenance rear garden, providing a peaceful outdoor retreat for relaxation or al fresco dining. The converted garage adds valuable living space, perfect for use as a playroom or additional lounge area. A utility room offers convenience and practicality for everyday living.

Situated in a highly sought-after location, this property offers easy access to local amenities and schools, making it an ideal choice for families and professionals alike.











DIRECTIONS

M33 4WQ

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

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

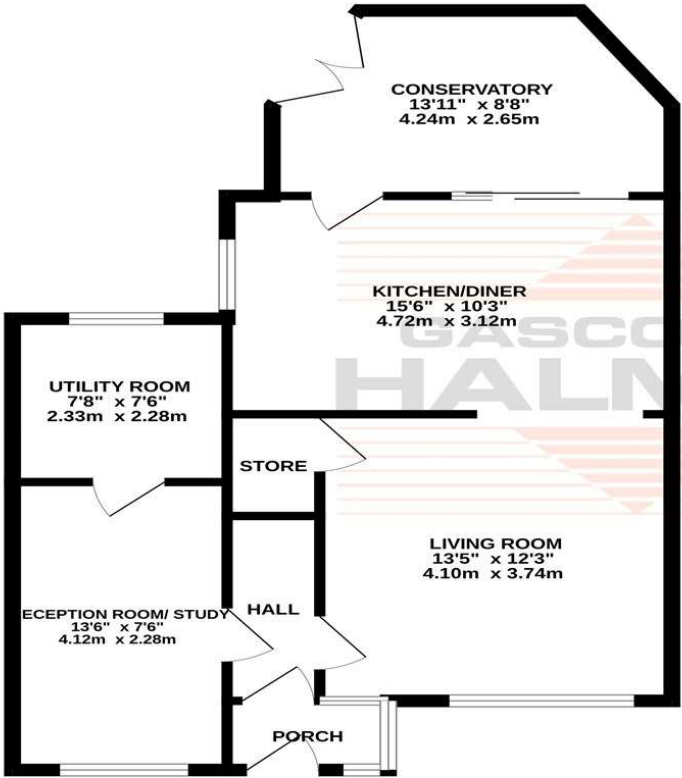
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

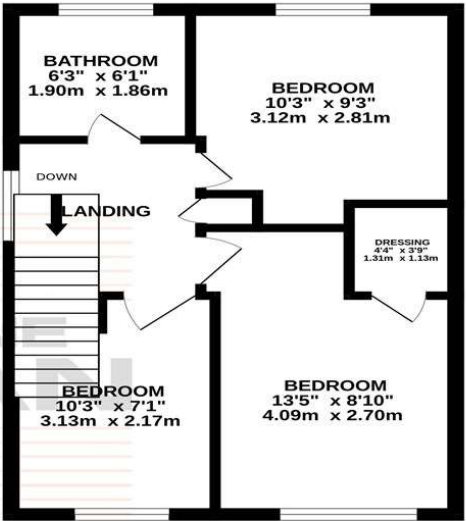
Ask Agent

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
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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.
Made with Metropix ©2025



THE AREA'S LEADING ESTATE AGENCY

0161 962 8700 sale@gascoignehalman.co.uk
96 School Road, Sale, Cheshire, M33 7XB