



**GASCOIGNE
HALMAN**

Marford Crescent, Sale
Asking Price £475,000

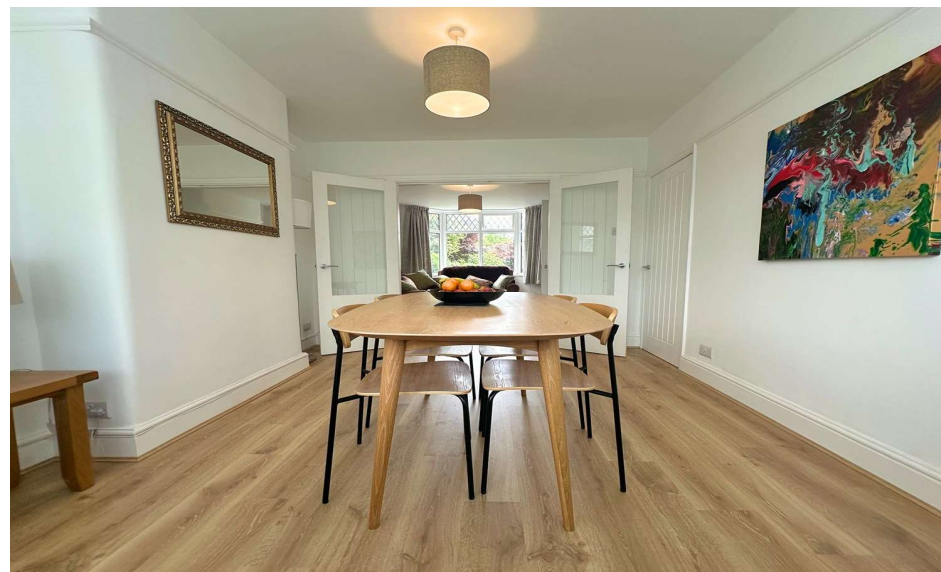
THE AREA'S LEADING ESTATE AGENCY



A well appointed, traditional three bedroom semi-detached home, ideal for a growing family looking to live within convenient reach of renowned local schools, parks and a variety of useful amenities. With two reception rooms, a large rear garden and offered with no onward chain.

Property details

- Three Bedroom Traditional Semi Detached
- Downstairs WC
- Driveway Parking for Multiple Vehicles
- Large Rear Garden and Garage
- No Onward Chain
- Renovated Throughout
- Two Reception Rooms



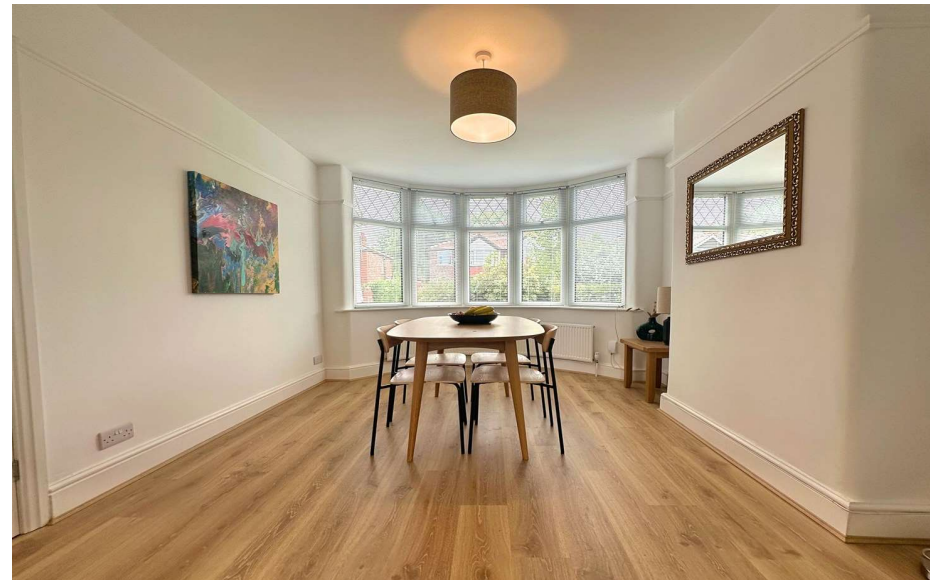
About this property

Situated on Marford Crescent in Sale, this impressive three-bedroom semi-detached house is now available for sale. This property has been meticulously renovated throughout, offering a blend of modern comforts and traditional charm.

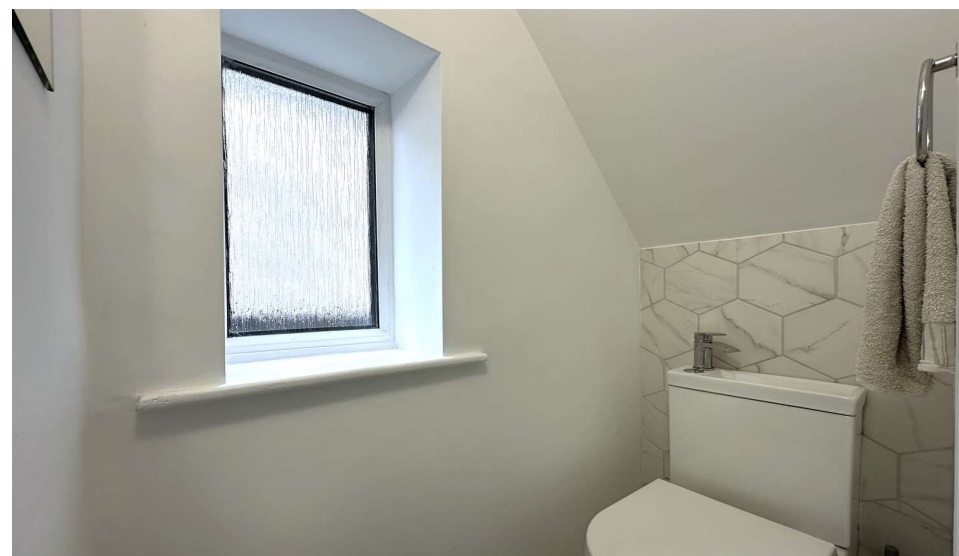
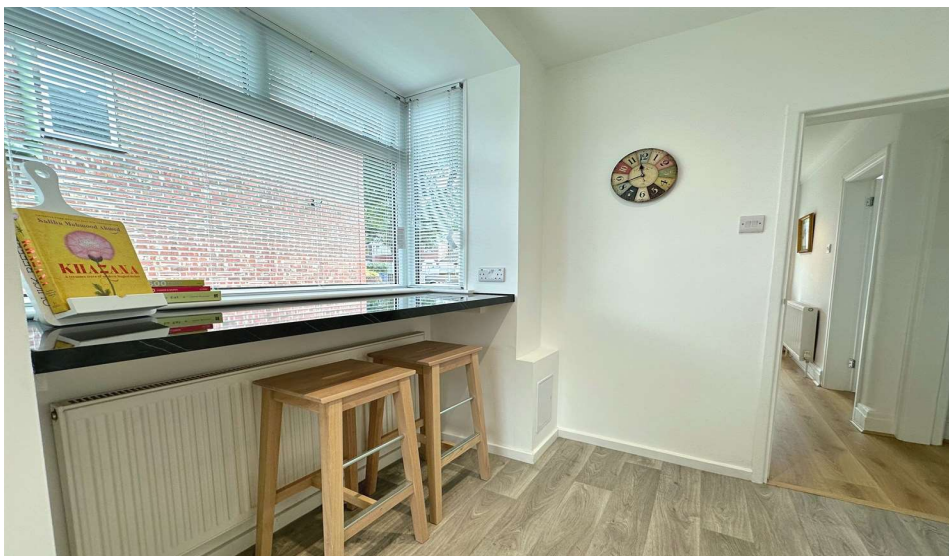
Upon entering, you are greeted by two spacious reception rooms, providing ample space for entertaining or relaxation. The property features a well-appointed kitchen, a downstairs WC for added convenience, and a stylish family bathroom.

Externally, the property benefits from a large rear garden, ideal for outdoor gatherings or simply unwinding in the fresh air. A garage and driveway parking for multiple vehicles further enhance the practicality of this home.

Conveniently offered with no onward chain, this property presents a fantastic opportunity for those seeking a comfortable and well-maintained living space in a sought-after location. This property is sure to attract discerning buyers looking for a blend of quality and value.













DIRECTIONS

M33 4DH

COUNCIL TAX BAND

D

TENURE

Leasehold – 999 years from 16th October 1934.

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

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 the premises

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

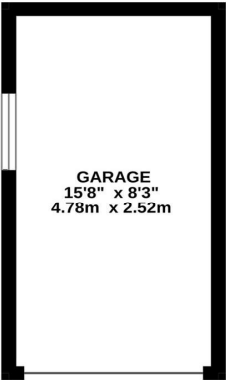
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

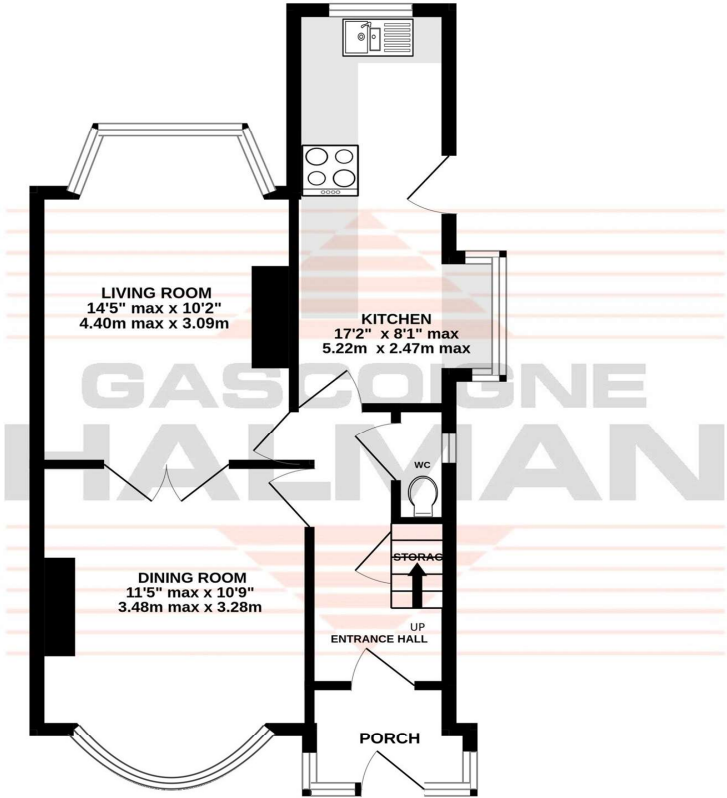
No

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.

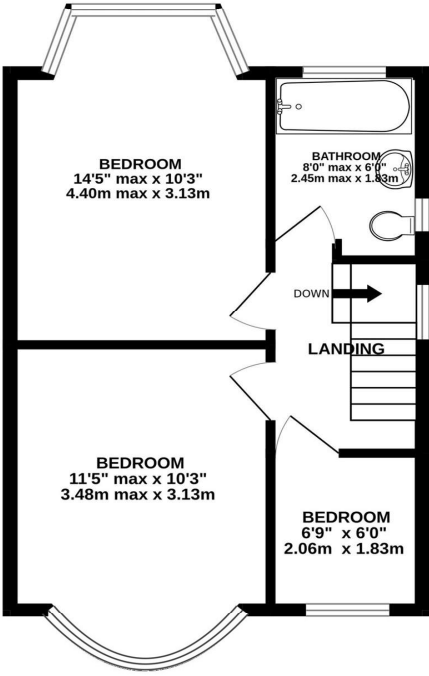
GARAGE
130 sq.ft. (12.1 sq.m.) approx.



GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 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.
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