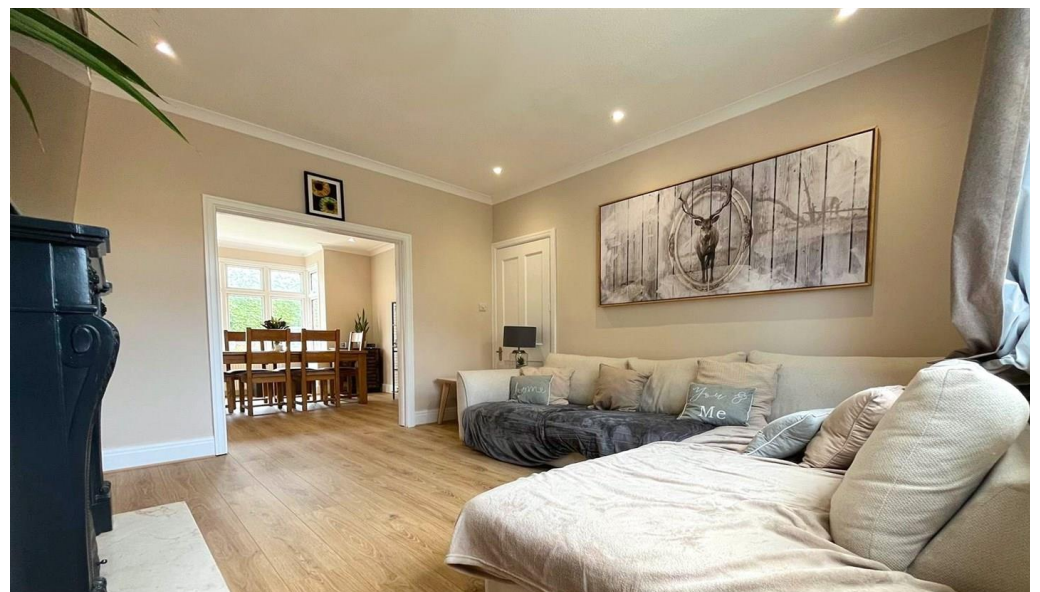




**GASCOIGNE
HALMAN**

Baguley Road, Sale
Asking Price £425,000

THE AREA'S LEADING ESTATE AGENCY



This beautiful bay fronted three bedroom semi detached family home is positioned in a highly desirable location in the heart of Sale Moor. The property enjoys a wonderful setting being within walking distance of all the local amenities of Sale Moor village. Equally there are a range of excellent primary schools on the doorstep with Sale Waterpark, Sale metrolink, & the M60 motorway network being easily accessible.

Property details

- Bay Fronted Semi Detached Residence
- Three Generous Bedrooms And Modern Bathroom
- Open Plan Lounge/Dining Room
- Close To Sale Moor Village And Local Amenities
- Within Walking Distance Of Excellent Primary Schools
- Conveniently Located for the Metrolink Services & M60 Motorway Network



About this property

This three bedroom semi detached family home is certain to appeal to a variety of buyers. The property is surrounded by excellent transport links, amenities and outstanding primary Schools.

Internally the property includes an open plan lounge/dining room with bay window and a modern kitchen with fitted appliances and quartz worktops.

To the first floor there are three well proportioned bedrooms, both double bedrooms reveal a range of fitted wardrobes and a recently updated bathroom is positioned off the landing.

Externally there is a driveway providing off road parking and side access leads to the enclosed west facing rear garden.









DIRECTIONS

M33 2GB

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		81 B
69-80	C		
55-68	D	60 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 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

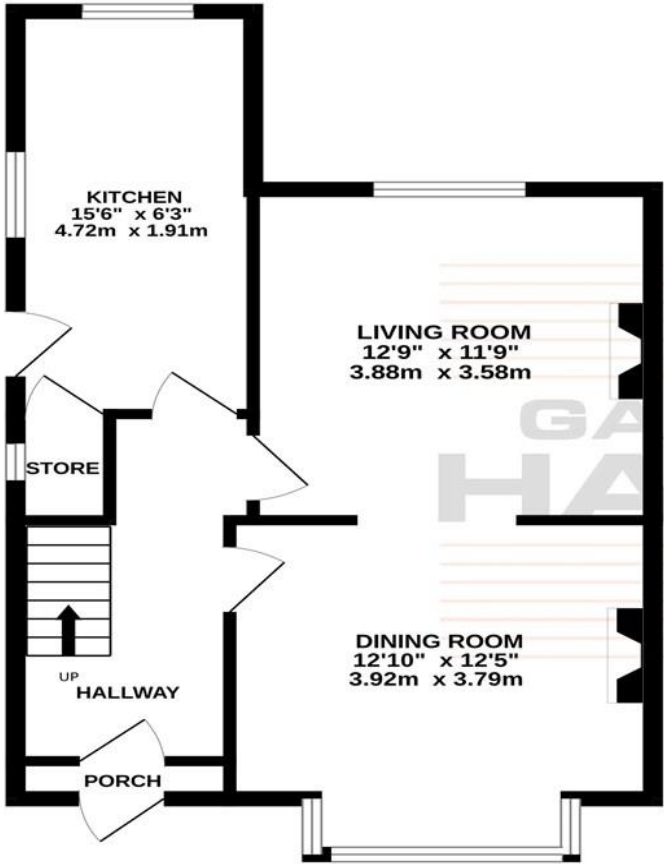
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

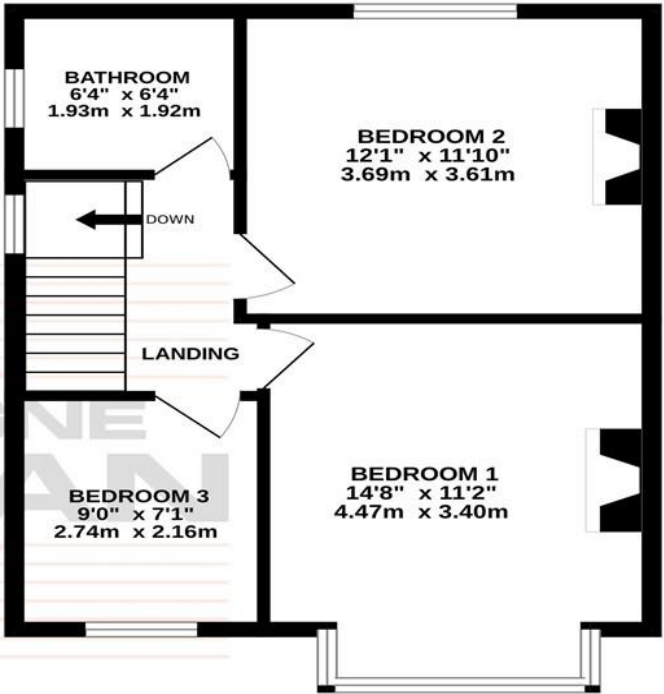
No

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.

GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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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