



**GASCOIGNE
HALMAN**

Clough Avenue, Sale
£489,950

THE AREA'S LEADING ESTATE AGENCY



Situated in a popular residential location within Sale, this charming semi detached residence is an ideal home for families who are in search for excellent schools. Revealing three bedrooms, two reception rooms and a stunning family bathrooms, this property must be viewed to be appreciated.

Property details

- Wonderful Three Bedroom Semi Detached
- Prominently Positioned In Popular Area Of Sale
- Two Spacious Reception Rooms
- Beautiful Established Rear Garden
- Off Road Parking & Detached Garage
- Must Be Viewed To Be Appreciated



About this property

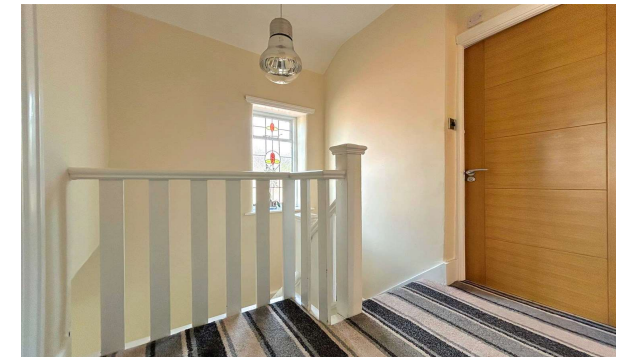
This traditional semi-detached home features a welcoming entrance hallway that leads into a bay-windowed dining room and a separate lounge equipped with a decorative fireplace, along with doors that open to the rear garden.

Additionally, the property includes a large, contemporary kitchen/breakfast room that also provides access to the rear garden. A convenient downstairs cloakroom completes the ground floor layout.

On the first floor, there is a bright and spacious landing that branches off to three ample bedrooms, with all three benefiting from fitted wardrobes, as well as a charming three-piece family bathroom.

Outside, a driveway leads to an detached garage and a well-established, fully enclosed rear garden. The property is ideally situated near some of Trafford's most sought-after schools.









DIRECTIONS

M33 4HX

COUNCIL TAX BAND

D

TENURE

Leasehold

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		
69-80	C		79 C
55-68	D	66 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

Cable

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

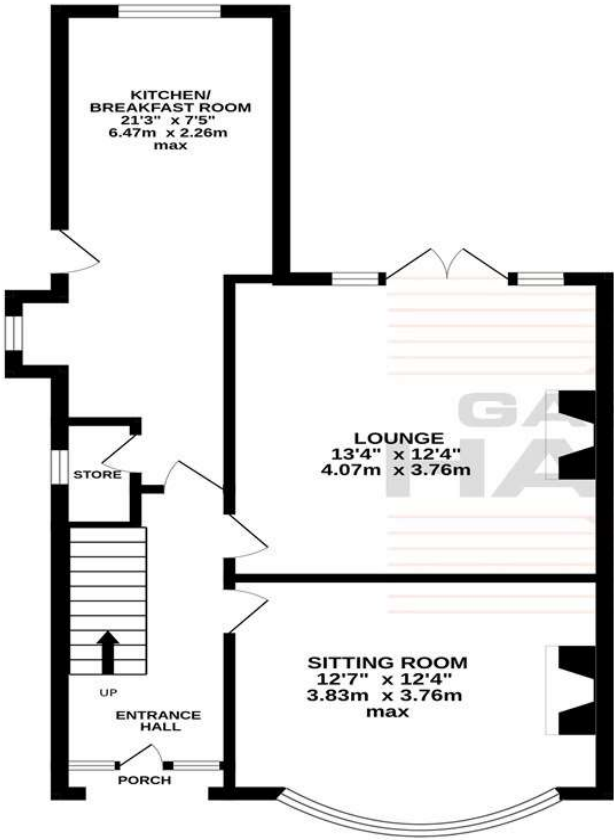
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HAS PROPERTY BEEN FLOODED IN 5 YEARS

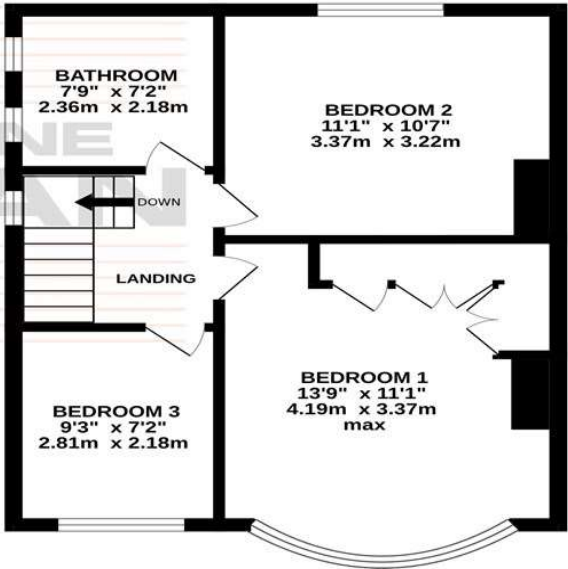
No

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GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.9 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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