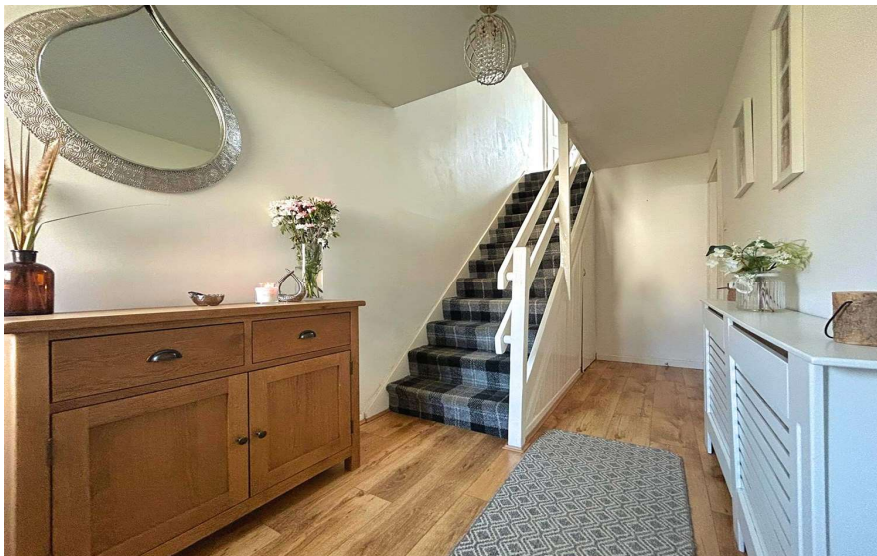




**GASCOIGNE
HALMAN**

Sandbach Road, Sale
£325,000

THE AREA'S LEADING ESTATE AGENCY



This three bedroom mid-terrace home is situated in a sought-after location, set back from the road and conveniently close to several excellent primary schools, including the well-regarded Lime Tree Primary Academy. The property boasts a prime position, providing ample living space and a generous private rear garden.

Property details

- Beautifully Presented Mid Terrace
- Three Bedrooms And Family Bathroom
- Modern Open Plan Kitchen/Dining Room
- Close To Local Amenities And Walking Distance To The Metrolink
- Quiet Position Set Back From The Road
- Well Established Front & Rear Gardens



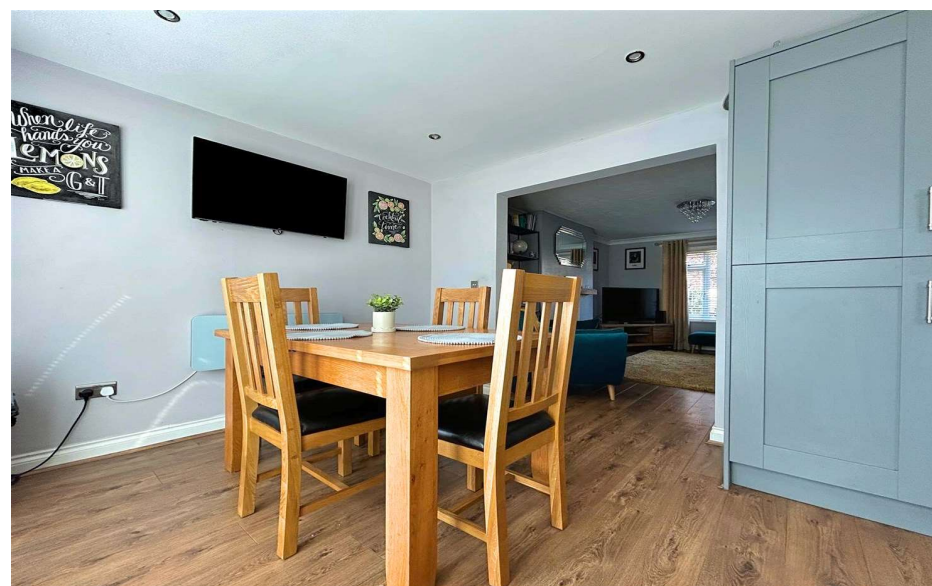
About this property

This attractive mid-terrace residence features spacious accommodation throughout and is ideally located near local amenities, within walking distance of the Metrolink.

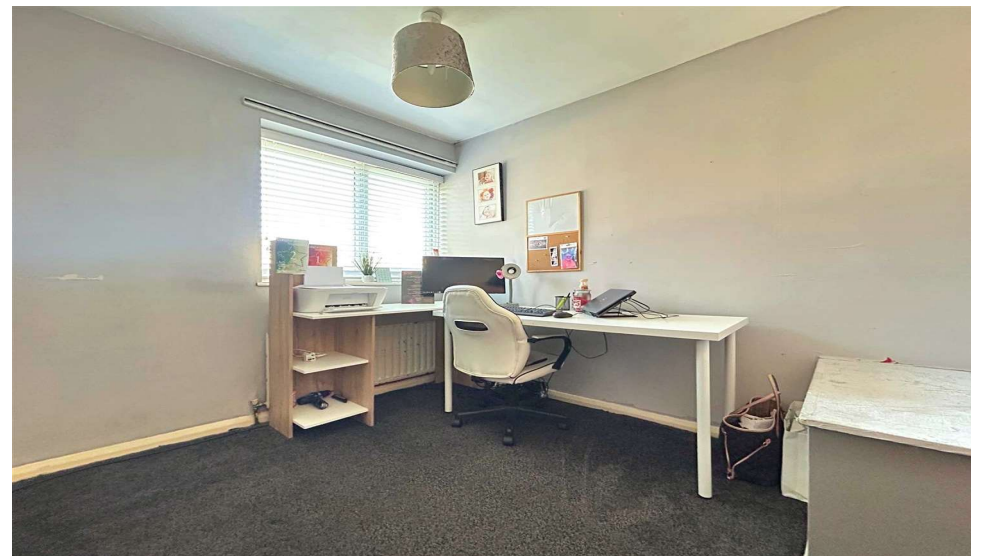
The entrance hallway leads to a large lounge, while the impressive modern open-plan kitchen and dining area includes a variety of eye-level and base units, along with integrated appliances, and opens to the garden through double French doors.

On the first floor, a landing connects to three well-sized bedrooms and a family bathroom. To the loft room is an occasional bedroom which is accessible via a spiral staircase and includes substantial eaves storage.

Outside, the property showcases well-maintained gardens at the front, and a beautifully manicured rear garden complete with a patio area. This home is sure to attract a diverse range of buyers.











DIRECTIONS

M33 2SB

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 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

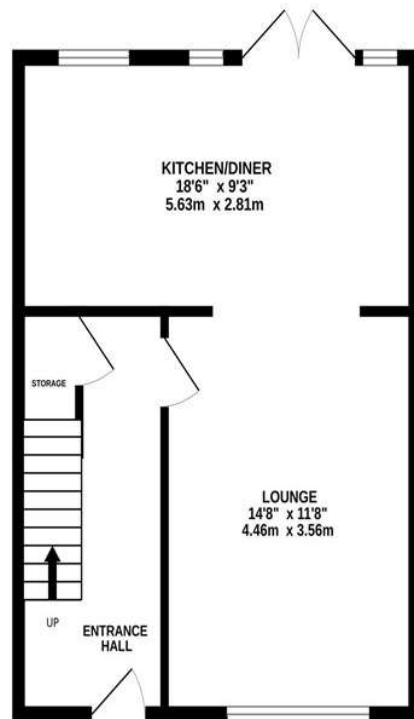
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

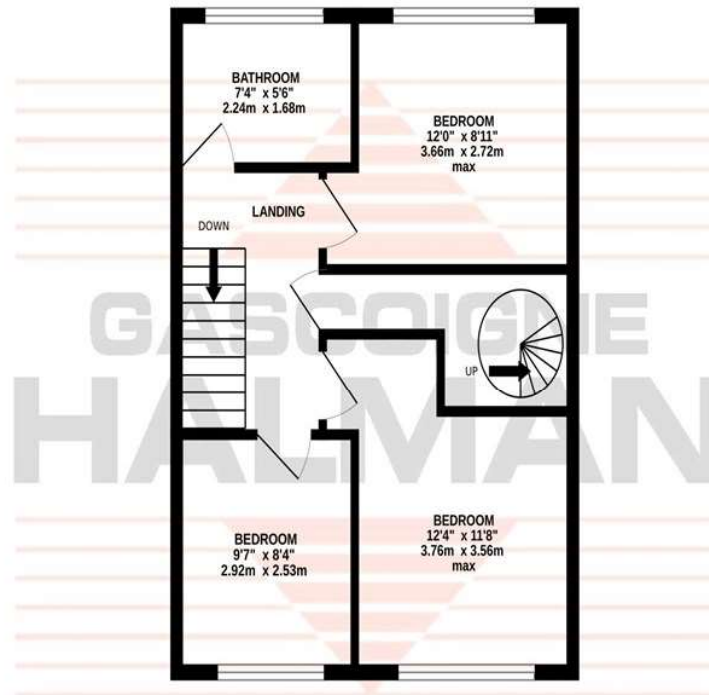
No

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.

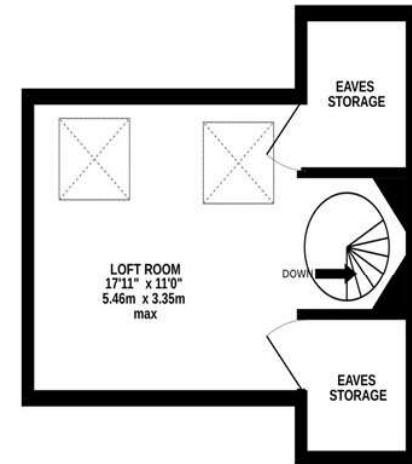
GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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THE AREA'S LEADING ESTATE AGENCY

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