



**GASCOIGNE
HALMAN**

Belgrave Road, Sale
£275,000

THE AREA'S LEADING ESTATE AGENCY



A charming, period end-terrace house, offered with no onward chain, ideal for a range of buyers looking to put their own stamp on a property. With two bedrooms, two reception rooms and situated within convenient reach of Sale Town Centre and transport links.

Property details

- Two Bedrooms
- Two Receptions
- Available with No Onward Chain
- Within Convenient Reach of Brooklands Metrolink and Sale Town Centre
- Highly Sought After Location
- Close to Bridgewater Canal and Transport Links



About this property

Internally, the property reveals a spacious reception room with feature fireplace, opening into the second reception room and a separate kitchen fitted with a range of base and eye level units. To the first floor are two well-appointed bedrooms and a family bathroom fitted with a three piece suite. Externally, there is a rear courtyard area with pedestrian access leading to a rear communal passageway.

Conveniently located within close proximity to Brooklands Metrolink and Sale Town Centre, residents can enjoy easy access to a range of amenities, including shops, restaurants, and leisure facilities. Additionally, the property's proximity to the picturesque Bridgewater Canal and excellent transport links further enhances its appeal. This property represents a fantastic opportunity to own a comfortable home in a desirable location.



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HALMAN**

DIRECTIONS

M33 7UA

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 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

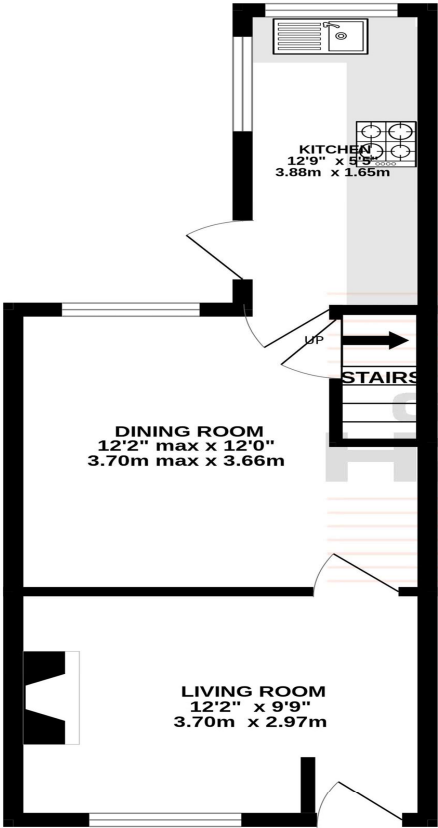
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

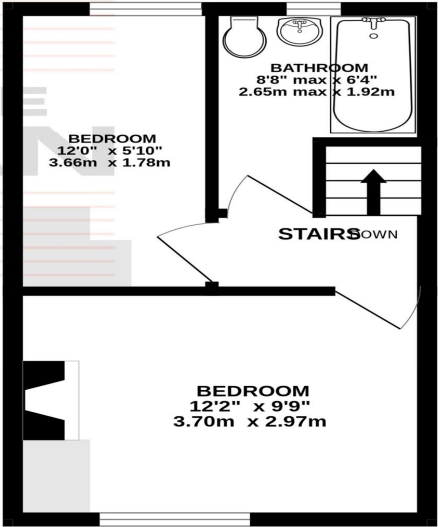
No

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
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 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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