



**GASCOIGNE
HALMAN**

Barleycorn Close, Sale
£360,000

THE AREA'S LEADING ESTATE AGENCY



This well presented, modern semi detached residence is tucked away in a desirable yet convenient cul-de-sac. Revealing spacious family accommodation including a large open lounge/dining room and modern bathroom plus a generous driveway for numerous cars and detached garage.

Property details

- Three Bedroom Semi Detached
- Situated on a Desirable Cul-De-Sac
- Located on the Ever Popular 'Pimmcroft Estate'
- Open Plan Living/Dining
- Ample Off Road Parking and a Detached Garage
- Family Bathroom with Underfloor Heating



About this property

This fabulous three bedroom semi detached residence is located within the popular 'Pimmcroft Estate' close to local amenities and excellent transport links.

Internally, the property boasts ample living accommodation in the form of an open lounge/dining room and modern fitted kitchen with a range of appliances along with additional storage space under the stairs.

To the first floor are three generous bedrooms and a fitted three-piece bathroom with underfloor heating. The two larger bedrooms also boast fitted wardrobes.

Externally there is ample off-road parking to the front and gardens to the rear large, detached garage.





DIRECTIONS

M33 2NP

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		84 B
69-80	C		
55-68	D	67 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

Copper wire

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

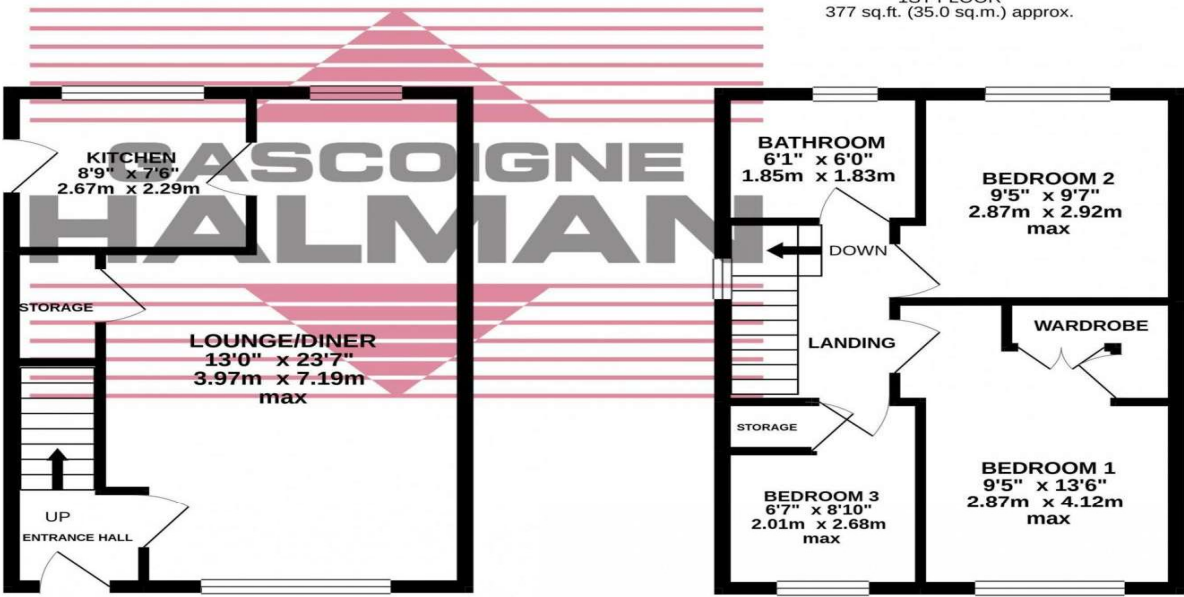
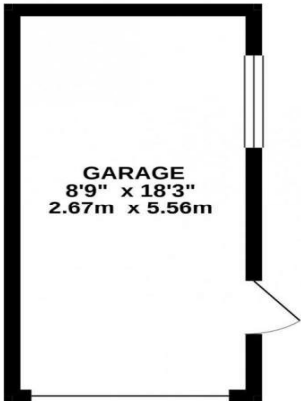
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
533 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.

TOTAL FLOOR AREA : 910 sq.ft. (84.5 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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