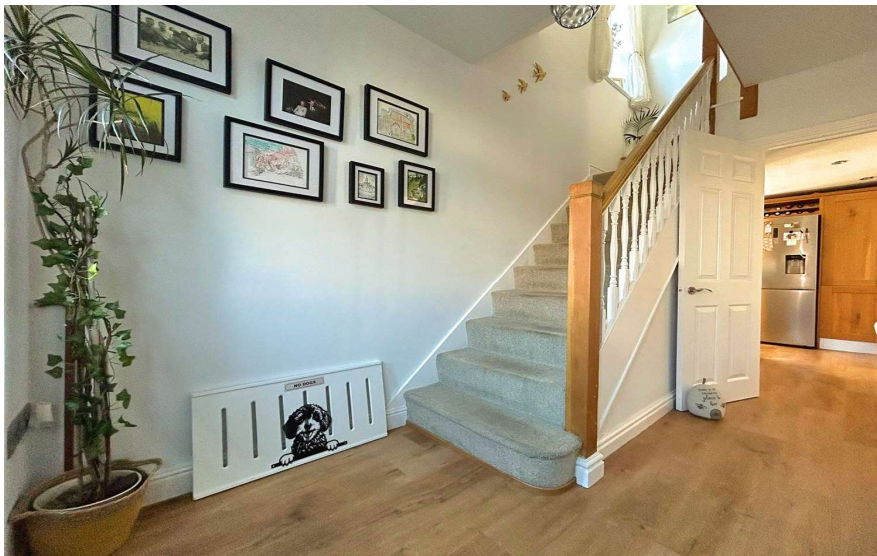




**GASCOIGNE
HALMAN**

Vyner Grove, Sale
£465,000

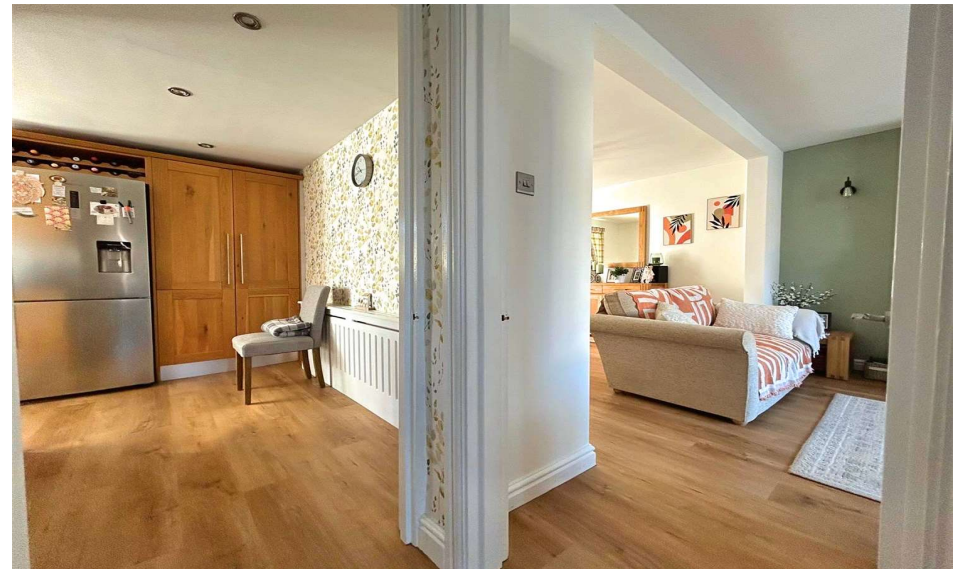
THE AREA'S LEADING ESTATE AGENCY



Situated in a highly sought-after area, just a short stroll from Ashton On Mersey Village is this remarkable extended three-bedroom semi-detached family home. The residence features an spacious kitchen/dining area and a contemporary family bathroom. Additionally, it offers a charming rear garden and off-road parking facilities.

Property details

- Extended Semi Detached Family Residence
- Desirable Location Close To Local Amenities
- Three Bedrooms & Generous Family Bathroom
- Within Walking Distance To Ashton On Mersey Village
- Lovely Rear Garden & Off-Road Parking
- Certain To Appeal To A Variety Of Buyers



About this property

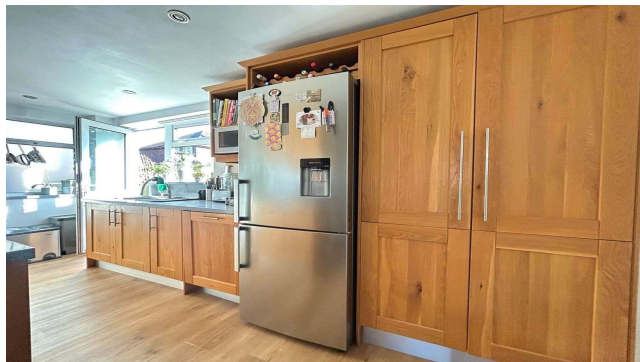
This semi-detached family dwelling has been extended and showcases an exceptional level of décor with a premium finish throughout. The property is ideally located within a few minutes' walk to Ashton On Mersey Village, providing easy access to various amenities.

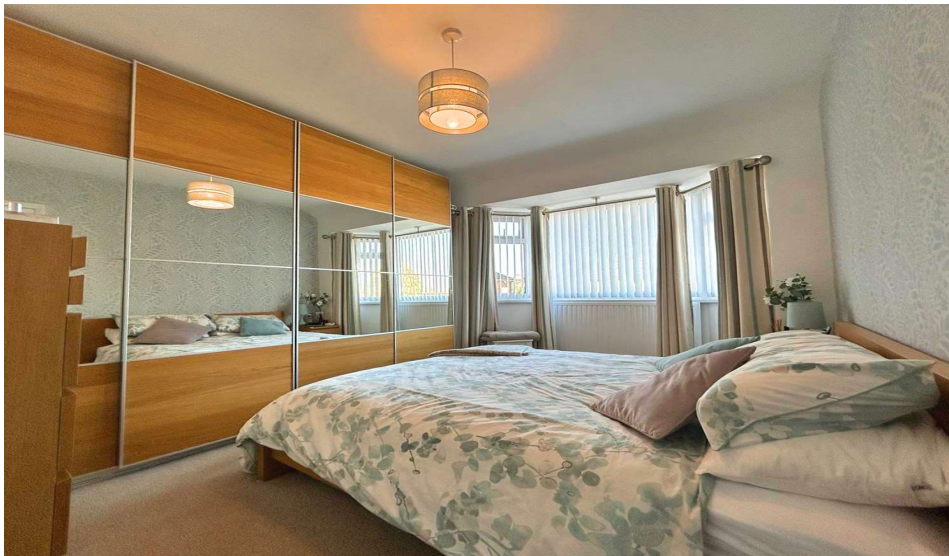
Upon entering, a hallway leads to all reception areas. The ground floor comprises a bright and spacious lounge which opens out onto a dining room, along with a modern open-plan kitchen with space for further dining area if required, ensuring ample living space and boasting access to an integral garage and the rear garden.

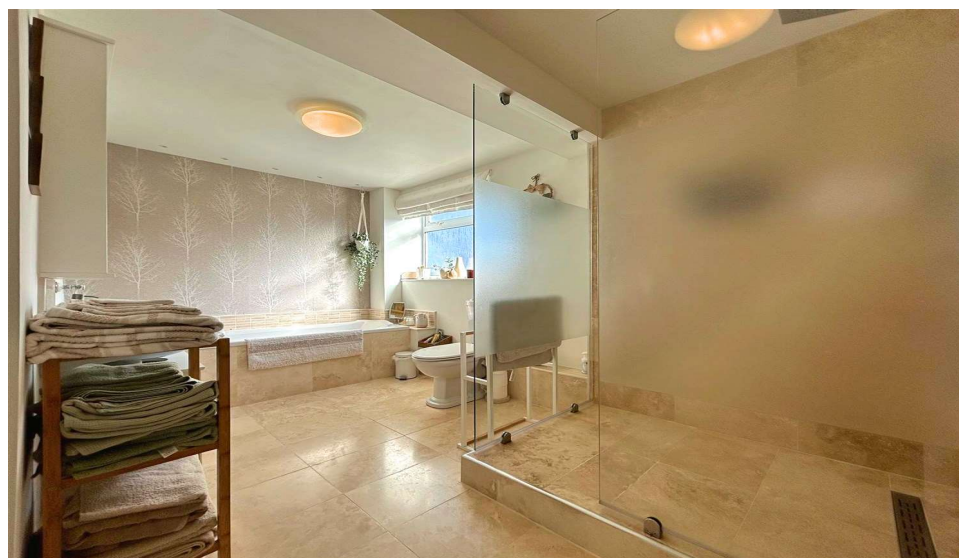
The first floor features a spacious landing that connects a large four piece family bathroom with the benefit of underfloor heating and three generously sized, well-appointed bedrooms. There is also a versatile loft room area which is boarded and carpeted with an opening Velux window, lighting and power with access by loft ladder and currently used as an office/hobby area.

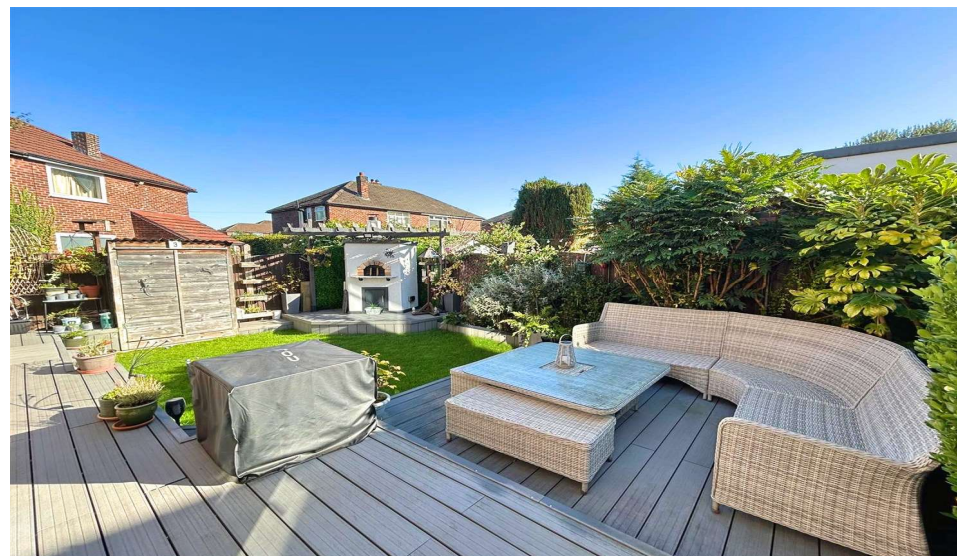
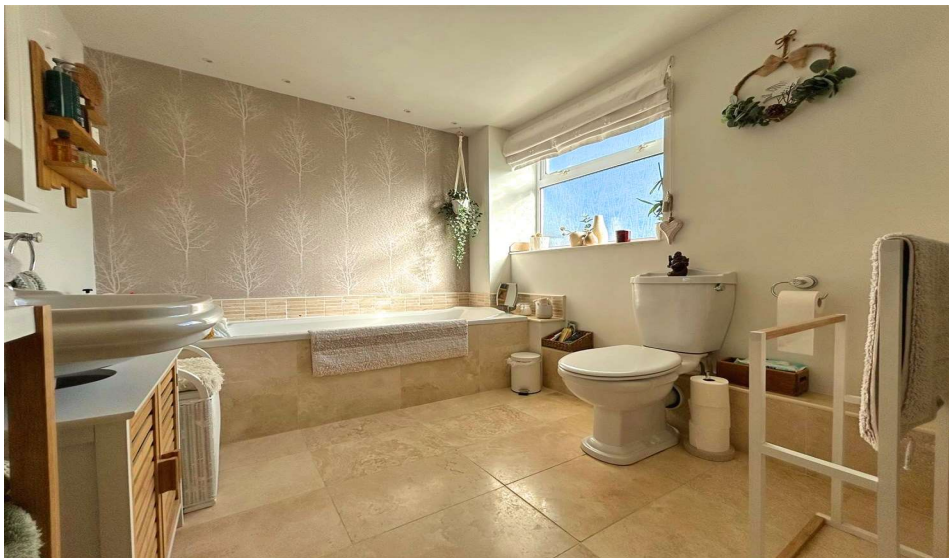
Outside, the property benefits from a resin driveway with room for 3 vehicles and a low-maintenance rear garden with external power, water tap and raised decking area.













DIRECTIONS

M33 5GY

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

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	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

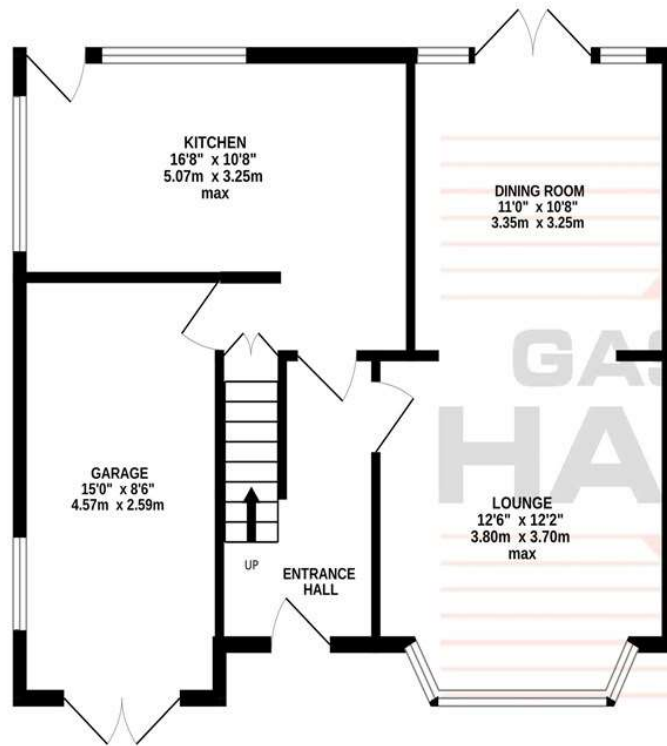
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

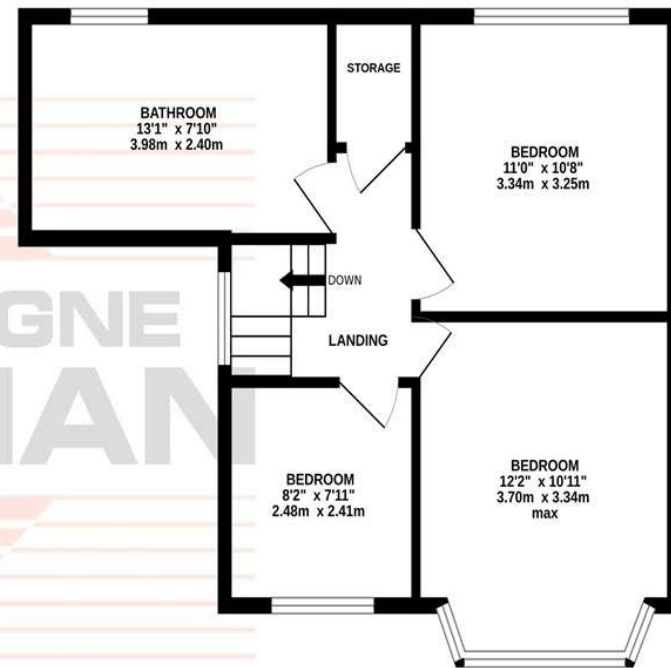
No

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
608 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.1 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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THE AREA'S LEADING ESTATE AGENCY

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