



**GASCOIGNE
HALMAN**

Old Well Walk, Sale
£275,000

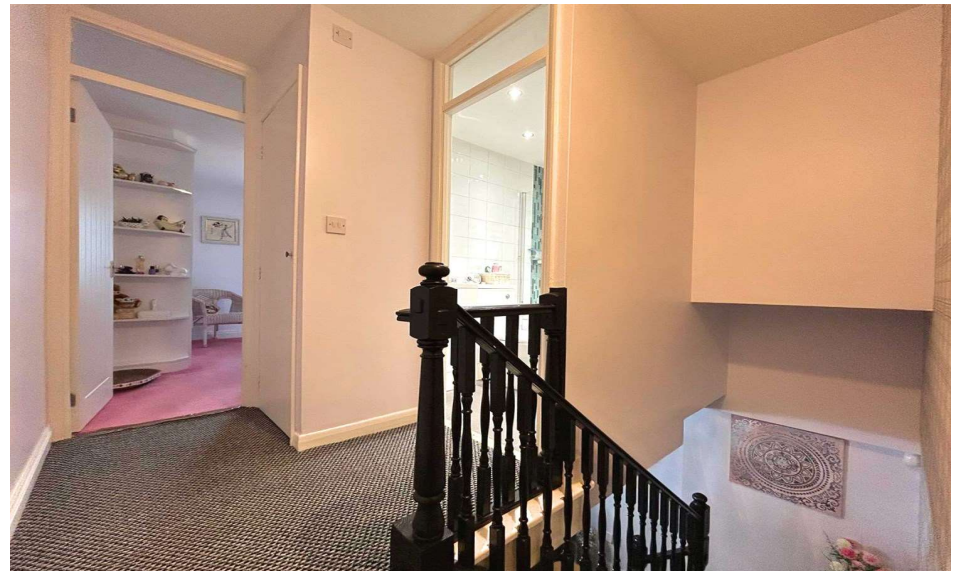
THE AREA'S LEADING ESTATE AGENCY



This well presented two double bedrooms mid terrace residence is situated in a quiet cul-de-sac location. Being close to local amenities and with gardens to both the front and the rear, this property is certain to appeal to a variety of buyers including first time buyers or downsizers.

Property details

- Beautifully Presented Mid Terrace Residence
- Ideal For A Variety Of Buyers
- Two Double Bedrooms
- Modern Three Piece Bathroom
- Front & Rear Gardens Plus Allocated Garage
- Must Be Viewed to Be Appreciated



About this property

This wonderfully presented two-bedroom mid-terrace residence offers spacious living areas, contemporary finishes, and delightful open views at the rear.

The property begins with an inviting porch that leads into a generous 19-foot lounge, which features a cozy living area and stairs ascending to the first floor. At the back, a chic fitted kitchen provides ample room for dining and entertaining, complete with a door that opens onto the garden.

On the upper level, there are two double bedrooms, the master bedroom benefits from fitted wardrobes along with a modern three-piece bathroom suite. Additional storage space is also available on the landing.

Outside, the property boasts a well-kept front garden and a rear garden that offers stunning views and plenty of room for outdoor relaxation. Furthermore, the property includes its own garage, providing valuable parking or extra storage.

This charming home is ideally suited for first-time buyers, downsizers, or investors, combining comfort, practicality, and a sought-after location.





DIRECTIONS

M33 4NY

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	77 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

None

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

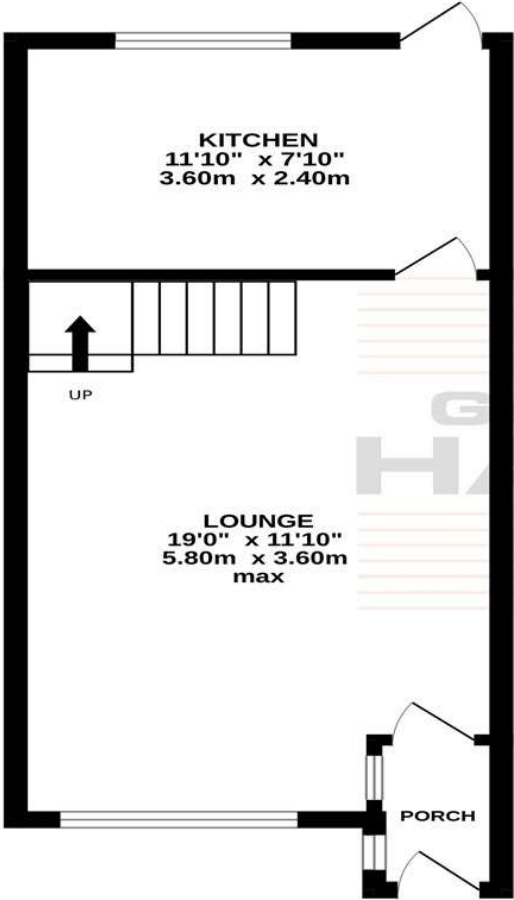
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

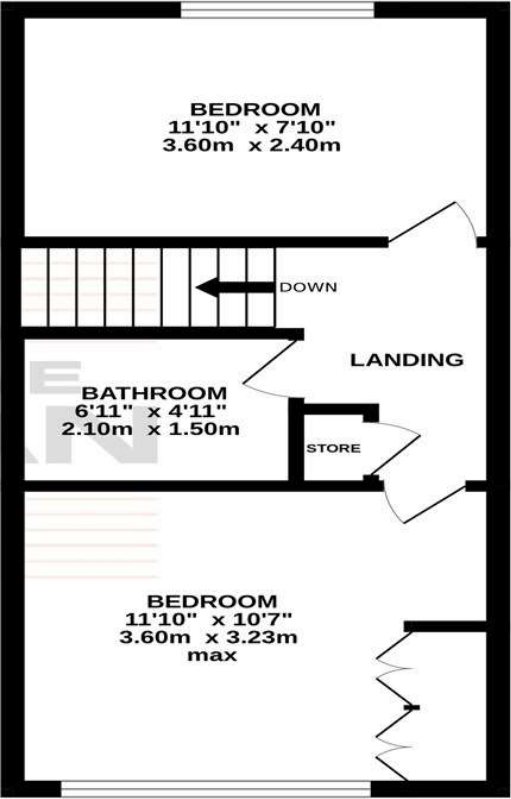
No

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GROUND FLOOR
332 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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