



**GASCOIGNE  
HALMAN**

Hoylake Road, Sale  
**£245,000**

THE AREA'S LEADING ESTATE AGENCY



This spacious end terrace residence is located close to Northern Moor Metrolink & Walking Distance to local Amenities. Revealing two well proportioned bedrooms, spacious lounge/diner and a conservatory as well as off road parking. Also being in school catchment for some outstanding primary and secondary schools, this is a property which will suit a variety of buyers. No Chain

## Property details

- Spacious Two Bedroom End Terrace Residence
- Close to Northern Moor Metrolink & Walking Distance to Amenities
- In Need Of Selective Modernisation
- Large Lounge/Diner & Kitchen
- Within Walking Distance of Excellent Schools
- No Chain



## About this property

This three bedroom mid terrace residence offers spacious family accommodation whilst offering the chance to put your own stamp on the property.

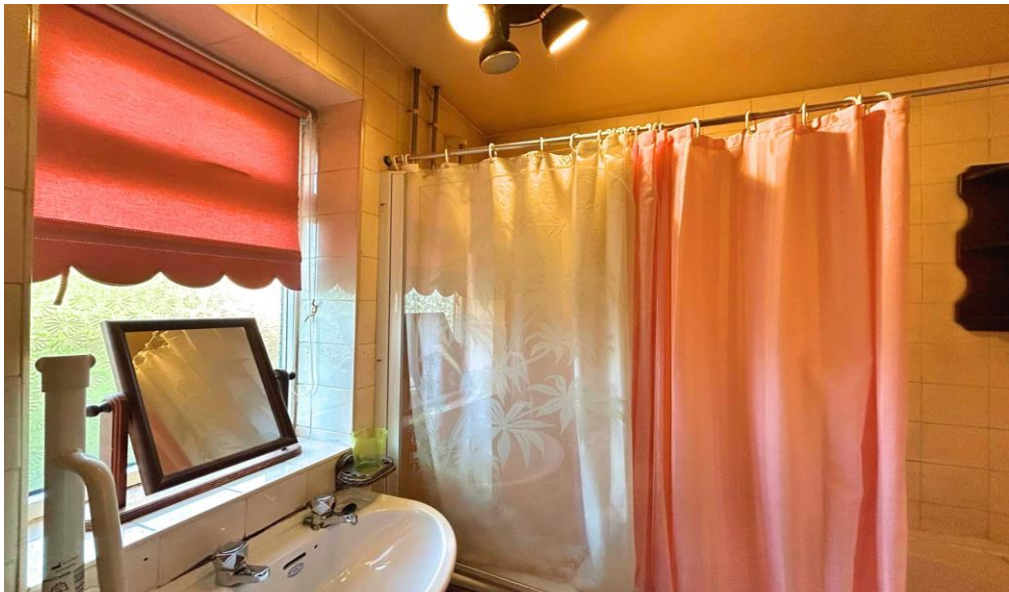
The property is entered via a porch and leads to a hallway which branches out to a large lounge/diner which leads to a conservatory providing access out onto the rear. The kitchen includes excellent storage and also provides access to the rear garden.

To the first floor is a landing which leads to two well proportioned double bedrooms and a three piece family bathroom.

Externally to the front is a driveway and lawned area To the rear there is a large outhouse whilst the garden is enclosed by mature hedging as well as fencing. No Chain









## DIRECTIONS

M33 2XH

## COUNCIL TAX BAND

## TENURE

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

## PRIMARY SOURCE OF HEATING

Ask Agent

## PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

## PRIMARY SOURCE OF ELECTRICITY

Ask Agent

## PRIMARY SOURCE OF WATER

Ask Agent

## BROADBAND CONNECTION

Ask Agent

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

## SOURCES OF FLOODING

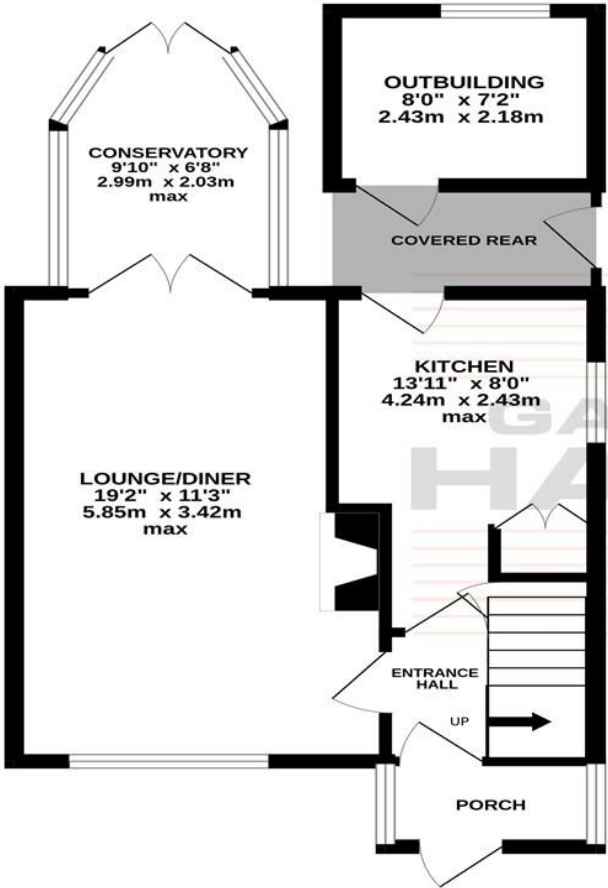
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

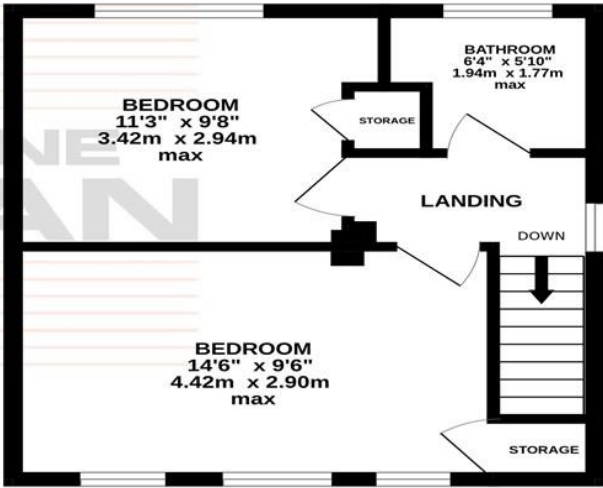
Ask Agent

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GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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