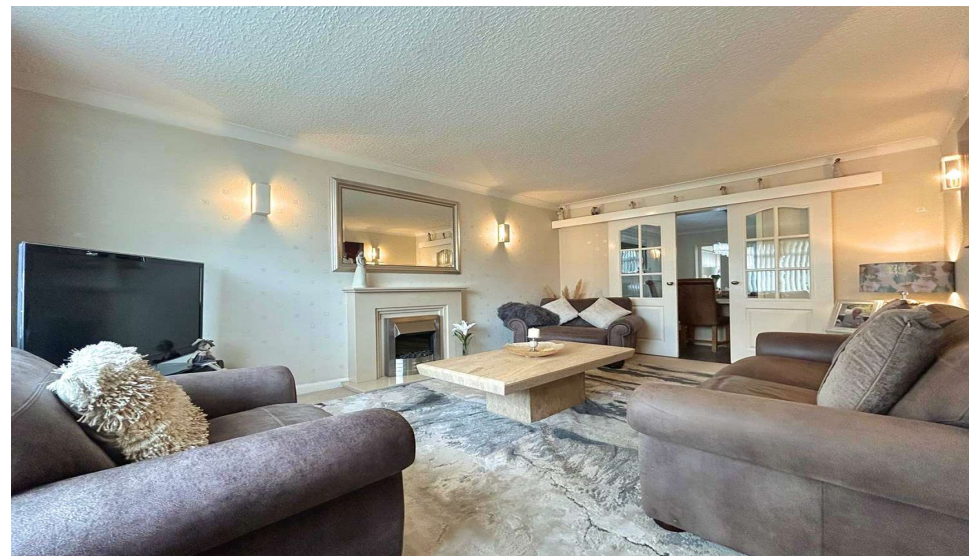




**GASCOIGNE
HALMAN**

Stoneleigh Avenue, Sale
Asking Price £575,000

THE AREA'S LEADING ESTATE AGENCY



This elegantly presented and extended link-detached family home features three bedrooms and two reception rooms. Nestled in a sought-after cul-de-sac, it offers convenient access to Ashton-Upon-Mersey Village, Sale, and is in proximity to well-regarded primary and secondary schools, including Ashton-on-Mersey School.

Property details

- Extended Link Detached Family Home
- Popular Cul-De-Sac Position
- Two Reception Rooms and Open Plan Kitchen Diner
- Driveway Parking for Multiple Vehicles
- Three Bedrooms
- Within Convenient Reach of Ashton Village and Local Amenities



About this property

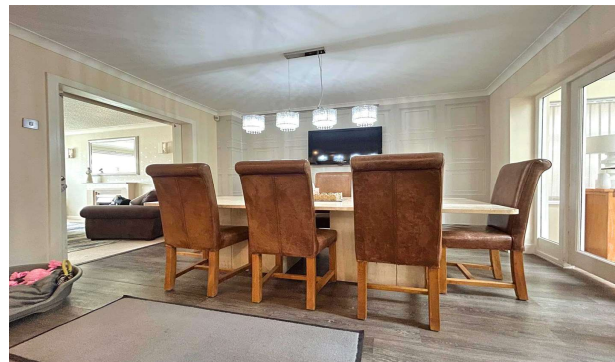
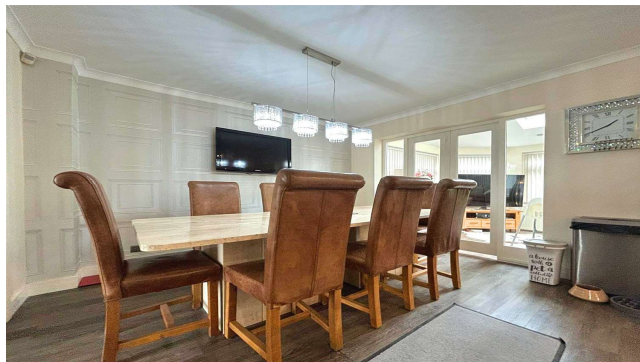
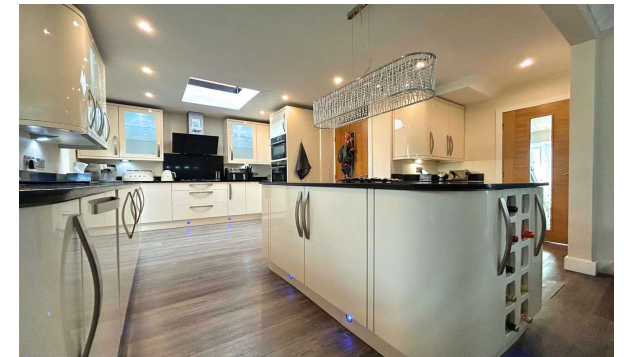
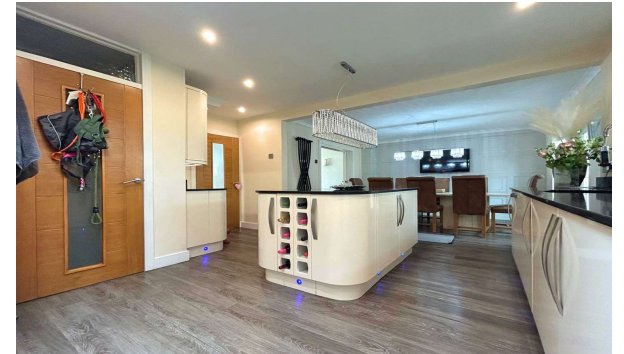
This delightful extended family home seamlessly combines comfort and style, presenting an excellent opportunity for prospective homeowners. Upon entry, you are welcomed by a welcoming entrance hall that leads into a spacious living room and a separate open-plan kitchen diner.

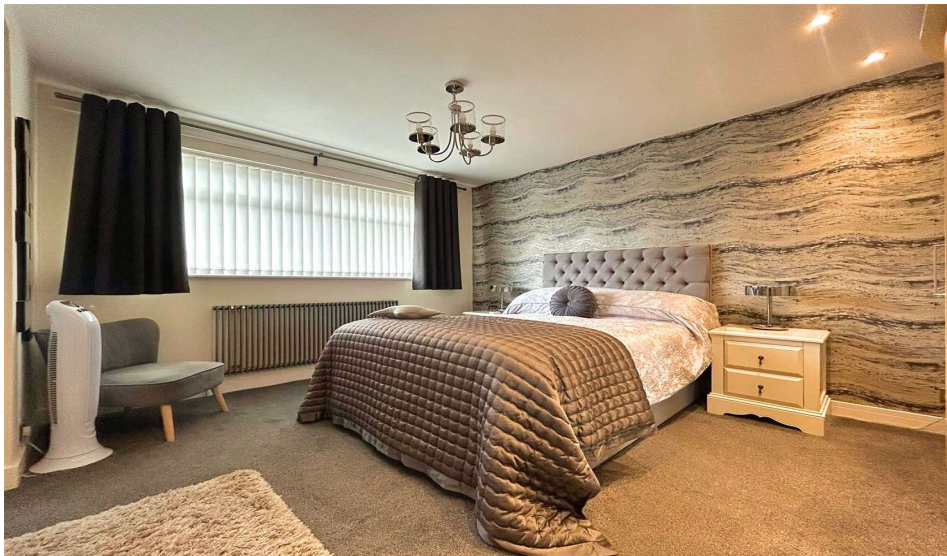
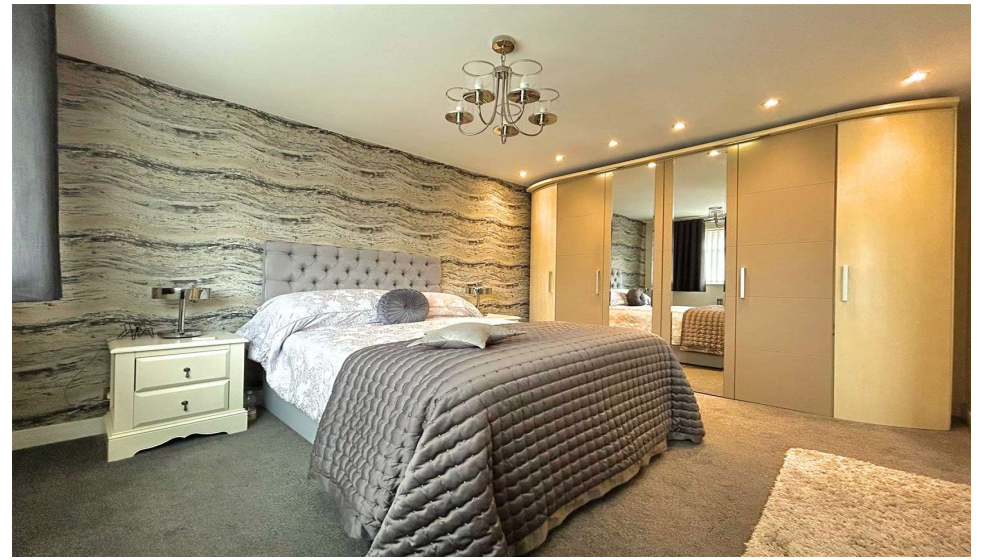
At the rear, an additional sitting room features double doors that open to the garden, creating a perfect setting for entertaining guests or enjoying family time. The kitchen diner serves as a contemporary centerpiece, ideal for both cooking and dining.

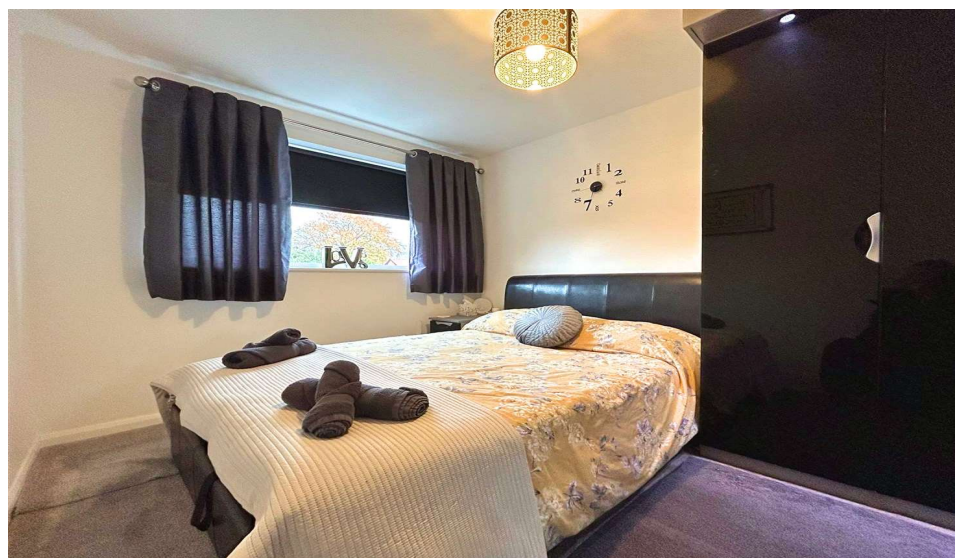
On the first floor, you will find three generously sized bedrooms, with the master bedroom featuring a dressing area, making it suitable for a growing family or those in need of extra space. The property also includes a modern bathroom, providing a relaxing retreat after a busy day.

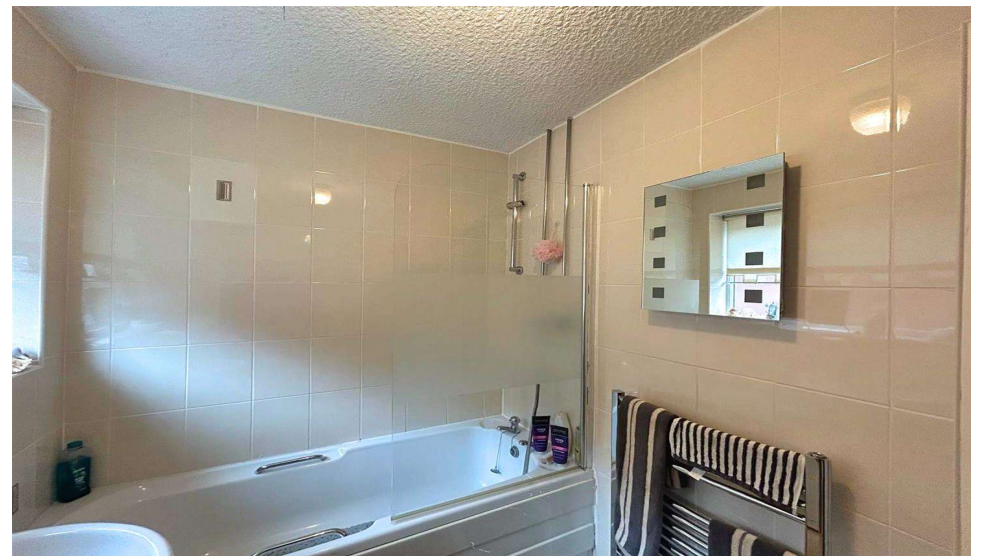
Externally, the rear garden is mainly laid to lawn with fenced borders and a paved area, ideal for outdoor dining, along with a large storage shed at the garden's end. To the front of the property, there is a spacious driveway providing off road parking for multiple vehicles. Situated in a peaceful cul-de-sac, this home offers a tranquil environment while remaining conveniently close to Ashton Village and local amenities.















DIRECTIONS

M33 5FF

COUNCIL TAX BAND

D

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

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

Cable

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

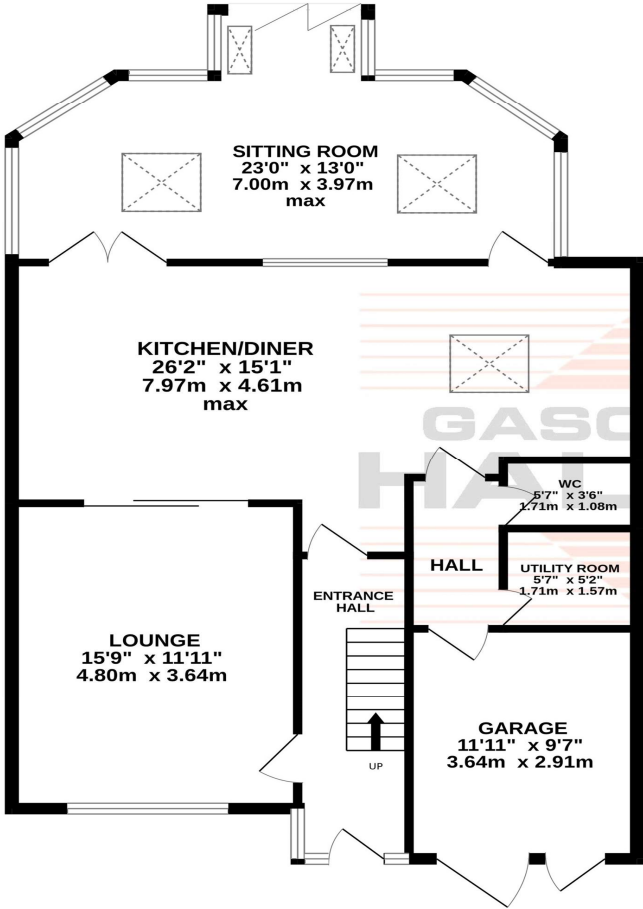
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

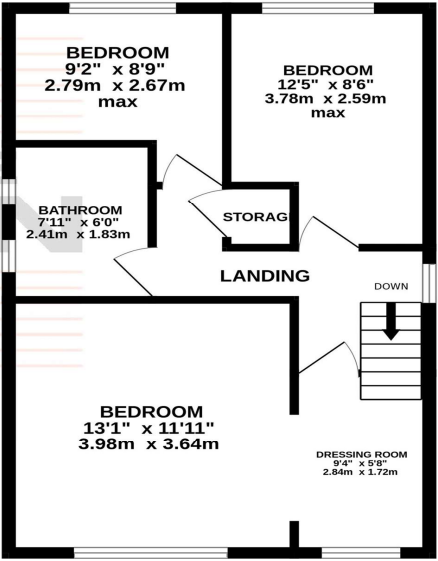
No

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
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1501 sq.ft. (139.4 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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