



**GASCOIGNE
HALMAN**

Newgate Road, Sale
£335,000

THE AREA'S LEADING ESTATE AGENCY



An attractive and spacious three bedroom modern semi-detached, with a bright living room and a good sized dining kitchen with pantry cupboard for additional storage. The low-maintenance rear garden adds to the appeal, and the home is conveniently located in a quiet area near Sale, with access to popular schools and essential transport links.

Property details

- Three Bedroom Semi Detached
- Highly Sought After Location
- Bright and Spacious Throughout
- Low Maintenance Rear Garden
- Driveway Parking
- Close to Popular Schools



About this property

Located on the desirable Newgate Road in Sale, this charming three-bedroom semi-detached house is ideal for a range of buyers. This property offers a comfortable and inviting living space for its future owners.

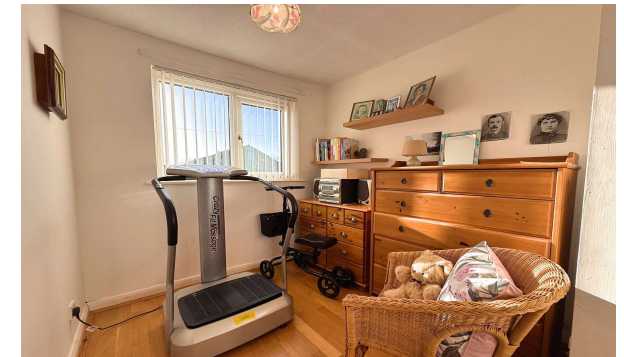
Upon entering, you will find a bright and spacious living room, which serves as an excellent space for entertaining guests or enjoying family time. The dining kitchen provides a modern and functional space for cooking and dining with the added benefit of a large pantry cupboard for additional storage.

The property features three well-appointed bedrooms, the master benefiting from fitted wardrobe space, and the bathroom has been stylishly updated by the current owner and is fitted with a three piece suite.

Externally, there is a low-maintenance rear garden with paved patio areas, providing a peaceful outdoor retreat for relaxation or al fresco dining, plus a large shed with ample storage space. To the front of the property there is driveway parking for multiple cars and a lawned area.

Situated in a highly sought-after location, this property offers easy access to local amenities and schools, making it an ideal choice for families and professionals alike.









DIRECTIONS

M33 4NG

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		
69-80	C	69 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

Copper wire

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

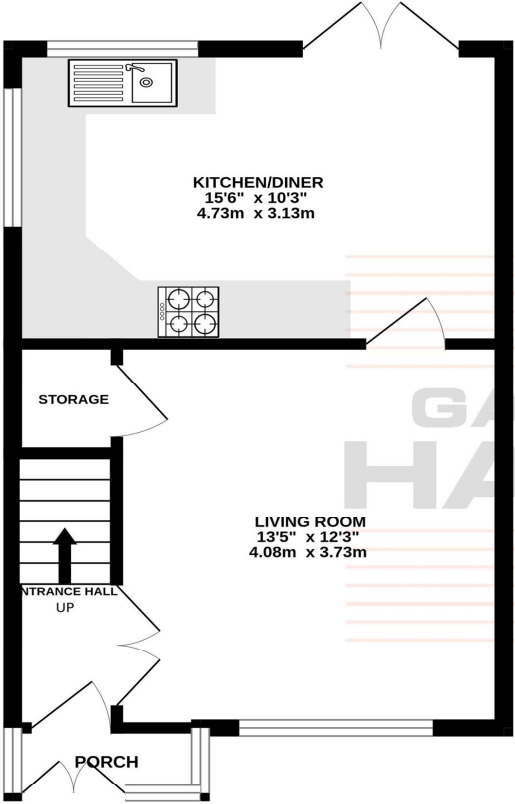
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

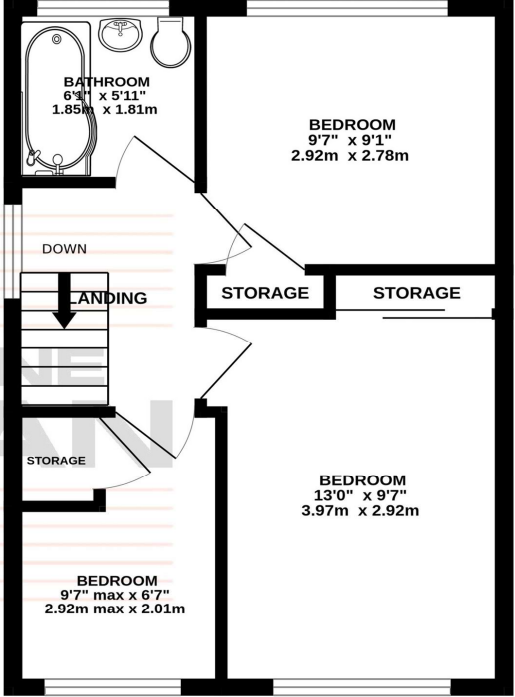
No

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GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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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