



**GASCOIGNE
HALMAN**

Beechwood Drive, Sale
Asking Price £200,000

THE AREA'S LEADING ESTATE AGENCY



A well presented, two bedroom first floor maisonette with an open plan living/dining/kitchen area, reconfigured by the current owners. Situated in a cul-de-sac location and within convenient reach of local amenities, this property is ideal for a first time buyer or buy to let investor.

Property details

- Two Bedroom Maisonette
- Open Plan Living/Dining/Kitchen
- Ample Off Road Parking
- Private Rear Garden
- Within Convenient Reach of Ashton on Mersey Village



About this property

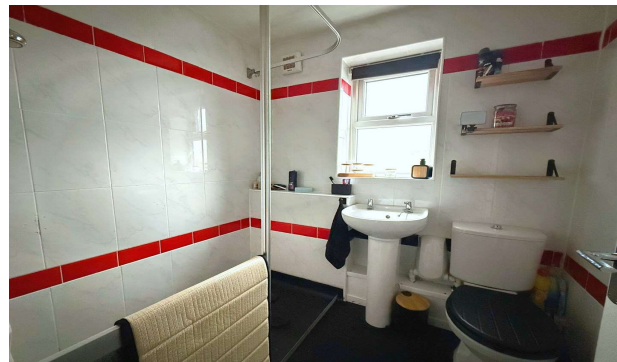
This desirable two-bedroom maisonette on the first floor features its own private entrance and an excellent rear lawn garden.

Tucked away at the end of a cul-de-sac, it offers convenient access to Ashton-On-Mersey Village and well-regarded schools.

The property is reached via a private entrance leading to an open plan living, dining, and kitchen area fitted with base and eye level units plus a small breakfast bar and separate coffee station area. It includes two spacious bedrooms and a shower room equipped with a three-piece suite.

Additionally, there is ample communal parking available at the front and side, while the rear boasts a private garden. There is also a cupboard accessed externally providing ample storage space.





DIRECTIONS

M33 5RR

COUNCIL TAX BAND

B

TENURE

Leasehold

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	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

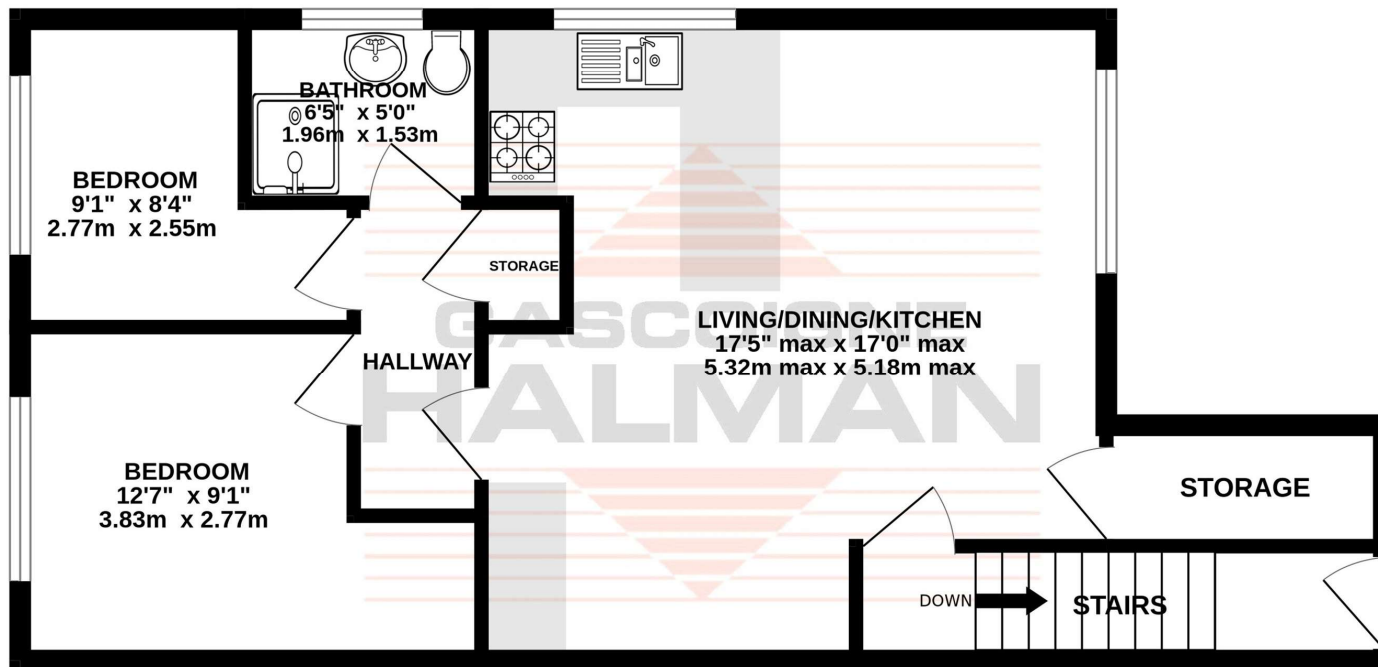
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

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FIRST FLOOR 564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 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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