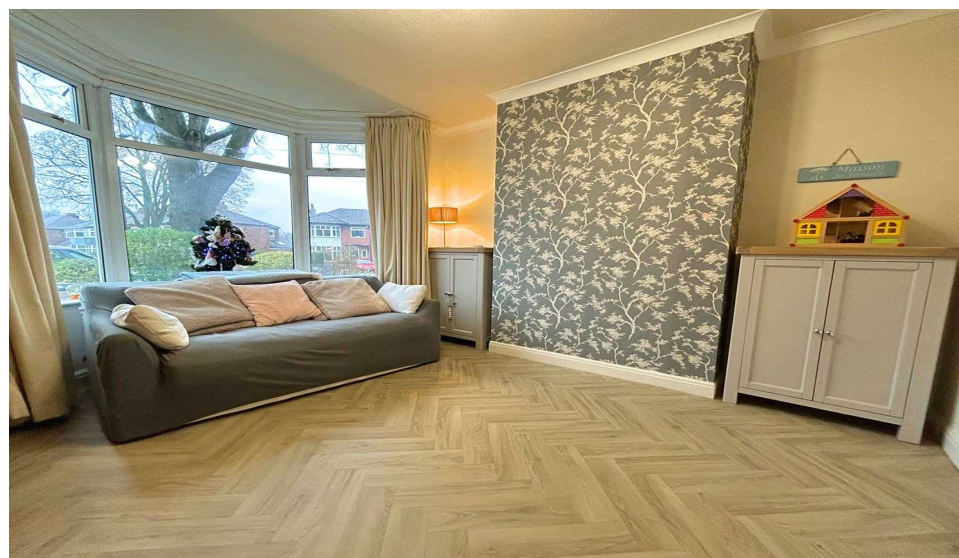
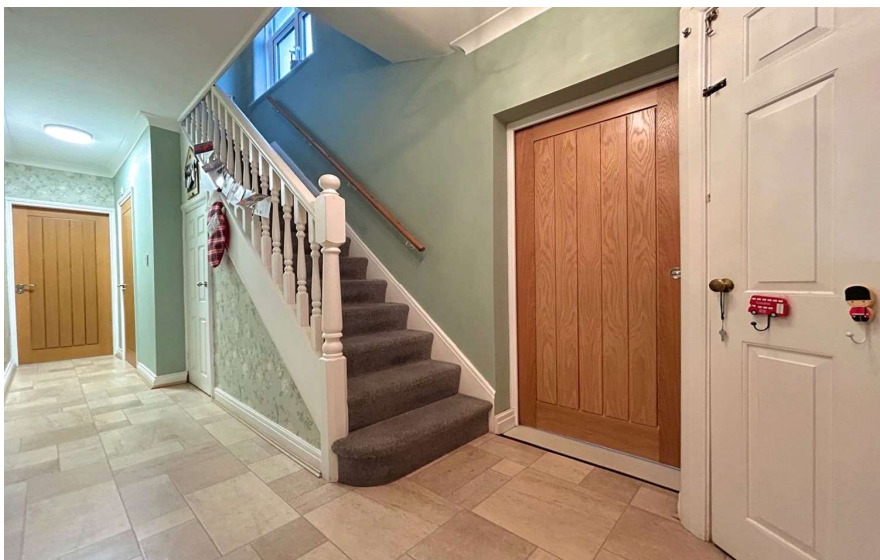




**GASCOIGNE
HALMAN**

Rydal Avenue, Sale
£575,000

THE AREA'S LEADING ESTATE AGENCY



Located in a much sought after residential area close to Sale and Ashton-Upon-Mersey village, an impressive four bedroom bay-fronted semi-detached residence, having been intelligently remodeled and largely extended, with an outstanding modern open plan living/ dining kitchen, separate living room, plus four well sized bedrooms including a superb ground floor bedroom suite, enjoying two modern bath/ shower rooms, with a landscaped secluded rear garden, and and being ideally located close to popular primary and secondary schools, key transport links and useful amenities.

Property details

- Impressively Enhanced And Largely Extended Bay-Fronted Semi Detached Residence
- Boasting Four Bedrooms & Two Bathrooms Including A Versatile Ground Floor Bedroom Suite
- Set Within Easy Reach Of Trafford's Outstanding Schools, Sale, Ashton-upon-Mersey and Key Transport Links
- Boasting A Secluded Landscaped Rear Garden And Useful Off-Road Parking
- With An Intelligently Remodelled and Refitted Living/ Dining Kitchen With Central Island and Bi-folding Doors
- Offering A Versatile And Ideal Family Home



About this property

This wonderful traditional bay fronted semi detached residence offers impressively enhanced and generously extended versatile accommodation, set close to Ashton on Mersey village as well as Sale town centre and Sale Metrolink.

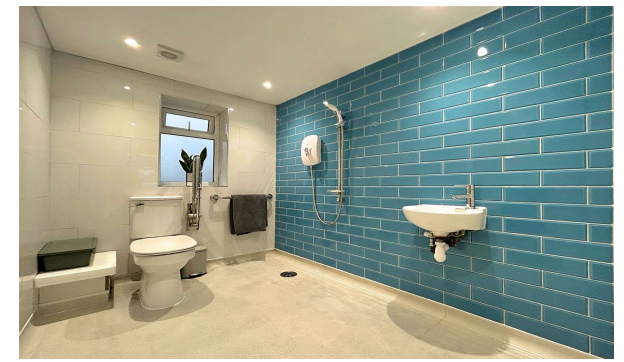
The property comprises of a spacious entrance hallway which reveals two storage cupboards and a generous utility & WC. A lounge with feature bay window can be found to the front, whilst to the rear is the main hub of the home; a stunning extended living/ dining kitchen revealing a range of fitted base and eye level units and central island, Bi-folding doors give access out onto the rear garden whilst a range of sky lights allow natural daylight to flood the room. The home benefits from a versatile ground floor bedroom suite, offering a versatile space for multi-generational living, and also provides scope for an additional reception room/ home office. Individually controlled water-based under-floor heating is enjoyed to the kitchen, and ground floor bedroom and ensuite.

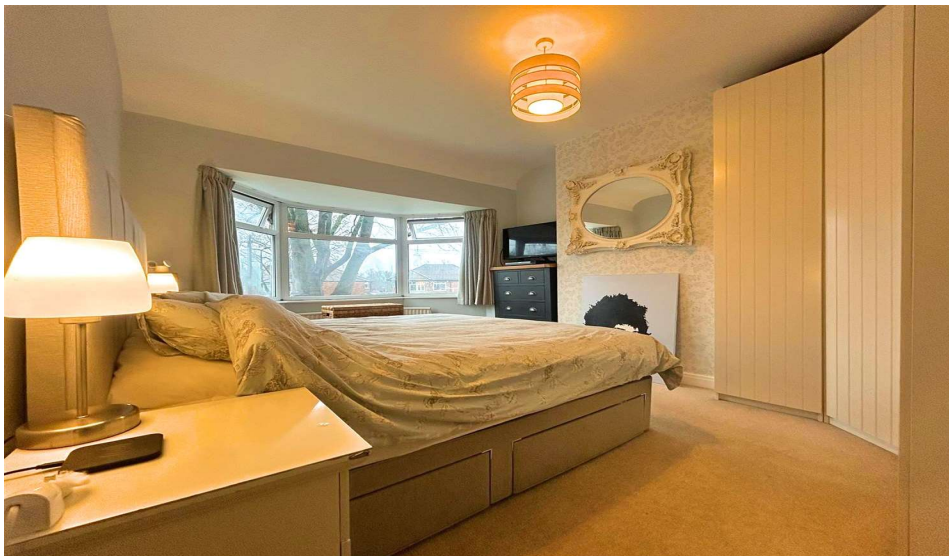
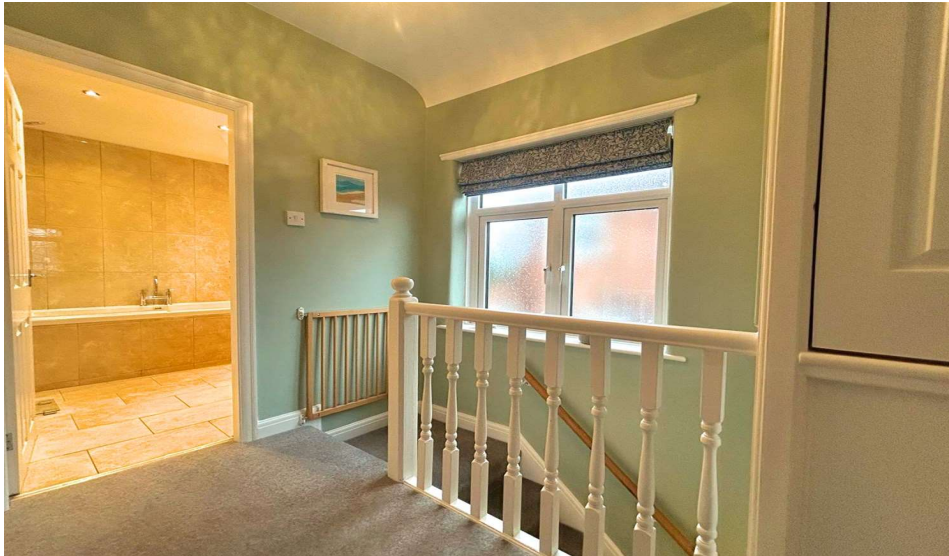
Additionally, to the first floor, via the spacious landing, are three beautifully decorated bedrooms together with a modern four-piece family bathroom complete with attractive tiled surfaces.

To the outside of the property there is a driveway providing off road parking to the front, and a large secluded landscaped Astro turf garden with raised decking to the rear.

The property is certain to suit those who are in search of some of Trafford's most outstanding schools. Ashton Park is positioned on the doorstep which is certain to benefit any discerning buyer.











DIRECTIONS

M33 6WW

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

Fibre to cabinet

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

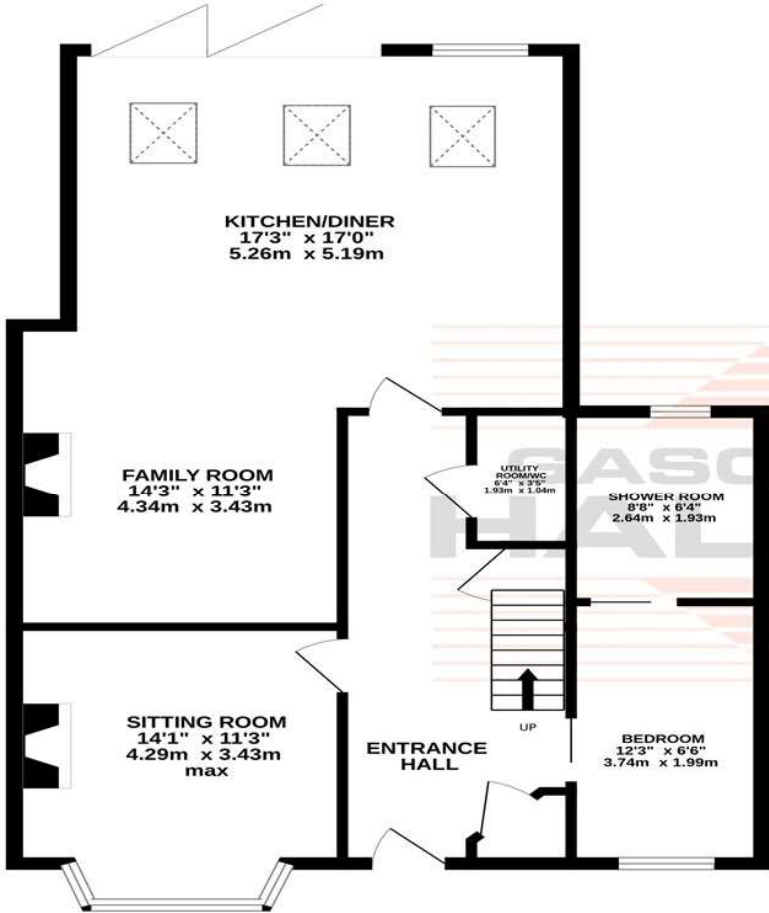
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

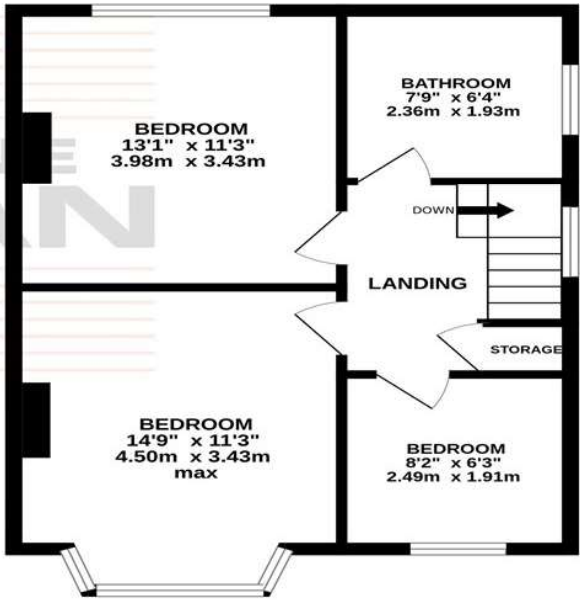
No

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
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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



THE AREA'S LEADING ESTATE AGENCY

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