



**GASCOIGNE  
HALMAN**

Avonlea Road, Sale  
**£545,000**

THE AREA'S LEADING ESTATE AGENCY







This delightful and spacious detached home boasts a wealth of elegant living areas, including two reception rooms, a separate kitchen diner, and a convenient downstairs W/C, alongside three generously sized bedrooms. Set on a substantial plot, the property features a large private rear garden, perfect for outdoor enjoyment. Its prime location offers easy access to Sale, Timperley, and Altrincham, as well as proximity to reputable schools, essential transport links, and local amenities. The property is available with no onward chain.

## Property details

- Driveway Providing Ample Off-Road Parking & Secluded Rear Garden
- Prominently Positioned Close To Excellent Transport Links, Local Schools & Amenities
- Available With No Onward Chain
- Detached Family Home
- Three Double Bedrooms



## About this property

This elegantly presented and impressively spacious bay-fronted detached home offers ample living space and is nestled in a tranquil setting close to Sale and Altrincham, as well as esteemed schools and convenient amenities, making it an attractive option for families seeking a new residence.

Upon entering, you are greeted by a spacious entrance hall featuring under stairs storage and a WC. The hallway leads to a sizable bay-fronted dining room with a fireplace, alongside a separate lounge that opens through sliding doors to the rear garden. At the back of the property, a generous kitchen diner is equipped with various base and wall units and integrated appliances.

The first floor comprises a landing that connects to three well-proportioned double bedrooms, complemented by a family bathroom.

Outside, the front of the home includes a driveway offering ample off-road parking and a garage for additional storage, while the rear presents a private garden primarily laid to lawn, enhanced by a spacious flagged patio and a decked area at the far end.

























## DIRECTIONS

M33 4HZ

## COUNCIL TAX BAND

D

## 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

## 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

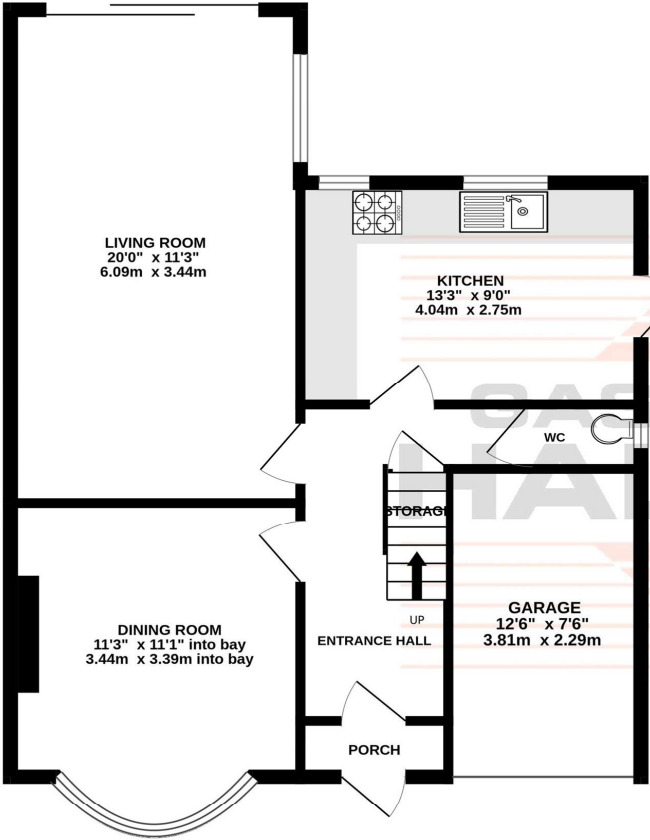
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

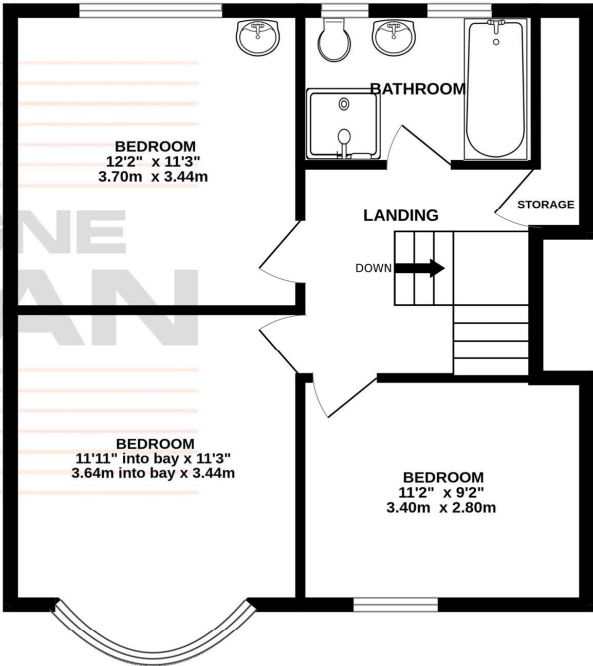
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GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.2 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 as to their operability or efficiency can be given.

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