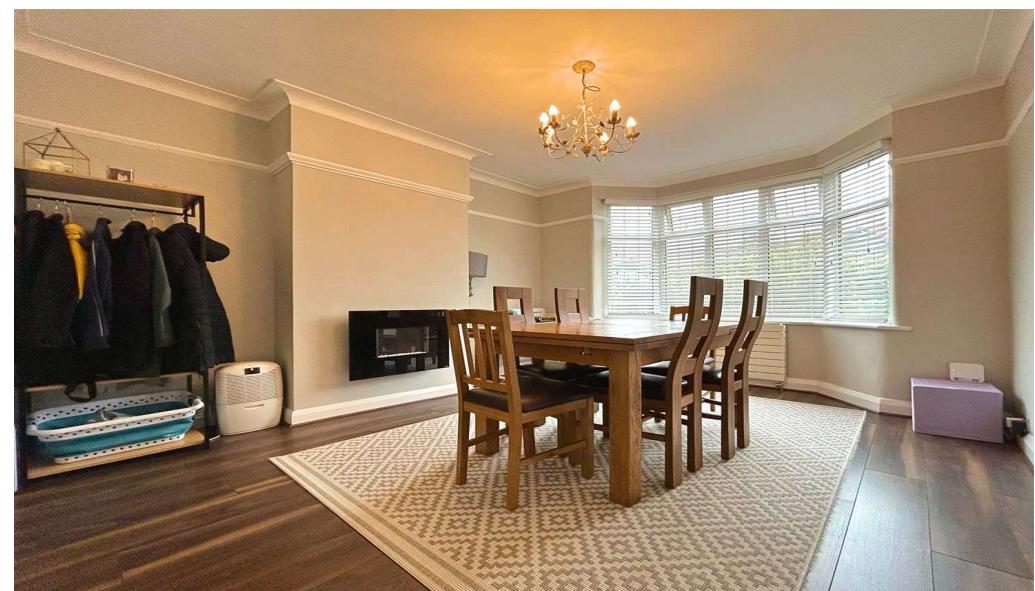




**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Wood Road, Sale  
**Guide Price £650,000**



Located within one of Sale's most sought after areas, within catchment for the outstanding Brooklands Primary School is this stunning extended three bedroom semi detached residence offers generous accommodation throughout. The property is complemented by an extended kitchen/dining room, a generous loft room and a private rear garden.

## Property details

- Beautifully Presented Three Bedroom Semi Detached Residence
- Located In Desirable Location, Close To Brooklands Primary School
- Close To Local Amenities & Excellent Transport Links
- Stunning Extended Kitchen/Dining Room, Conservatory & W/C
- Two Bright & Spacious Reception Rooms
- Versatile Loft Room to Second Floor



## About this property

This beautifully presented three bedroom semi detached property benefits from being close to local transport links and excellent Primary & Secondary schools.

The ground floor accommodation comprises of a lovely entrance hallway which provides access to two bright and spacious reception rooms and extended kitchen/dining room. A large conservatory, offering access to the rear garden and W/C can also be found on the ground floor.

To the first floor, the property also benefits a bright open landing, three bedrooms and a modern family bathroom.

A generous loft room can be found to the second floor and boasts ample eaves storage and numerous sky lights allowing natural daylight to fill the room.

Externally, there is off road parking to the front and to the rear is a low maintenance lawned garden with patio area.











## DIRECTIONS

M33 3RW

## 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.

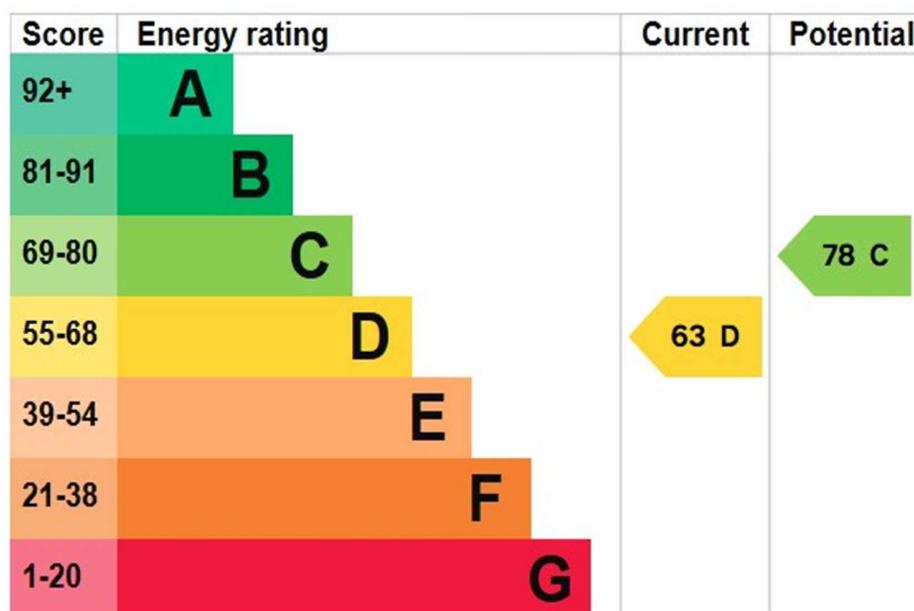
## LOCAL AUTHORITY

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 the premises

## 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

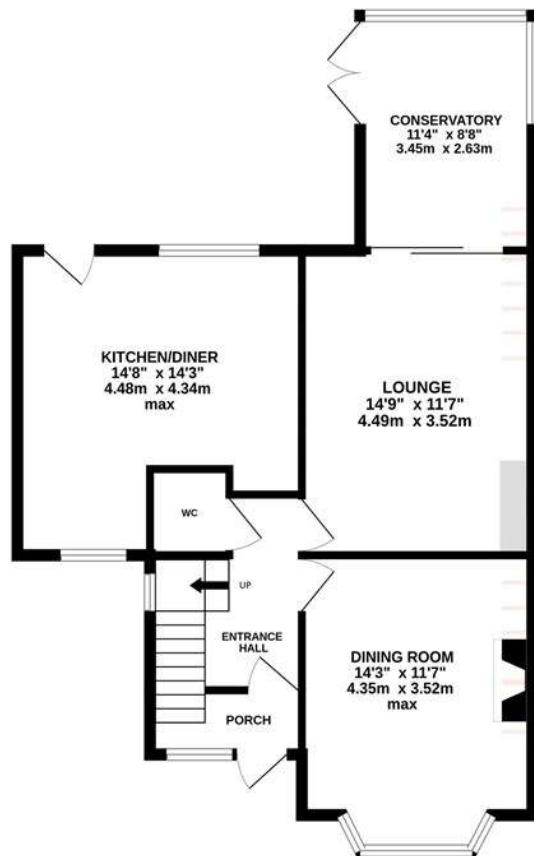
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

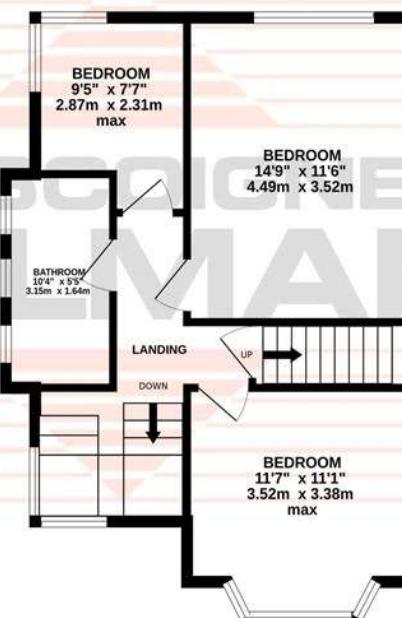
No

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.

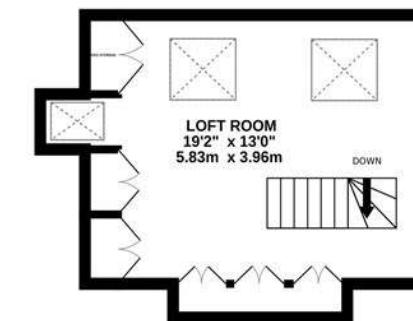
GROUND FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



2ND FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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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