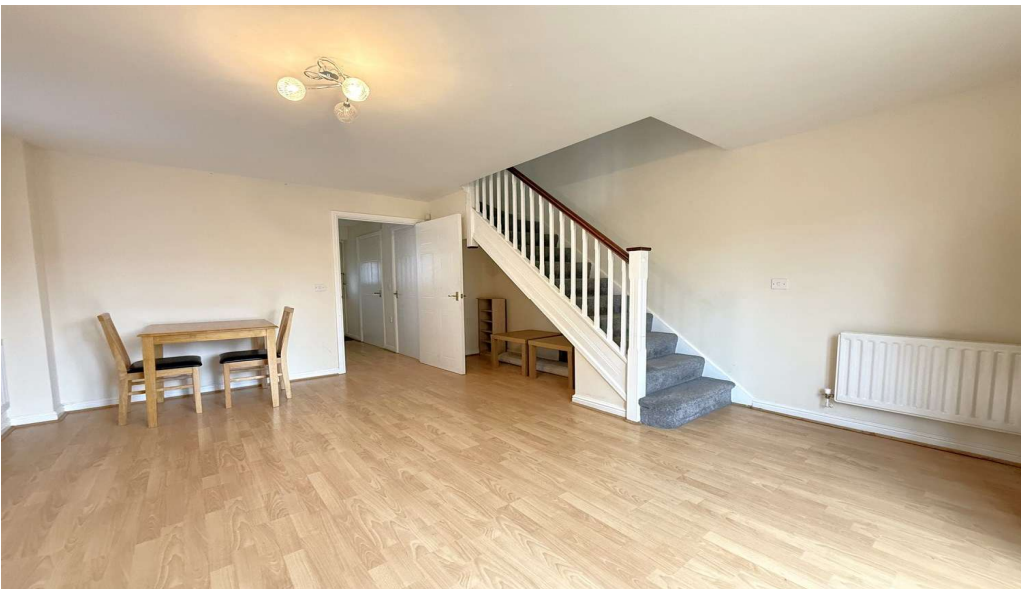




**GASCOIGNE
HALMAN**

Urban Road, Sale
£339,950

THE AREA'S LEADING ESTATE AGENCY



A contemporary two double bedroom semi-detached home that is strategically located near Sale & Brooklands Metrolink and various local amenities. This appealing modern property provides outstanding living space throughout, ample off road parking and is sure to attract a diverse range of buyers. No Chain.

Property details

- Modern Semi Detached Residence
- Two Generous Bedrooms & Family Bathroom
- Close To Local Amenities & Excellent Transport Links
- Off Road Parking & South Facing Rear Garden
- Wonderful Accommodation Throughout
- No Chain - Certain To Appeal To A Range Of Buyers



About this property

This exceptional contemporary two double bedroom semi-detached home is situated in a convenient location, just a short walk from Sale Town Centre. The residence itself is a modern semi-detached property located in a peaceful yet prominent area.

The living space features a bright and spacious lounge that flows into a modern kitchen/diner. A practical downstairs W/C and useful cloakroom rounds out the ground floor facilities.

On the first floor, there are two generously sized bedrooms, accompanied by a lovely three-piece family bathroom. The property offers a lockable storage cupboard at the front, ample off-road parking for two cars and a private, enclosed south-facing lawned garden at the rear.





DIRECTIONS

M33 7TX

COUNCIL TAX BAND

C

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		88 B
69-80	C	73 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

Ask Agent

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

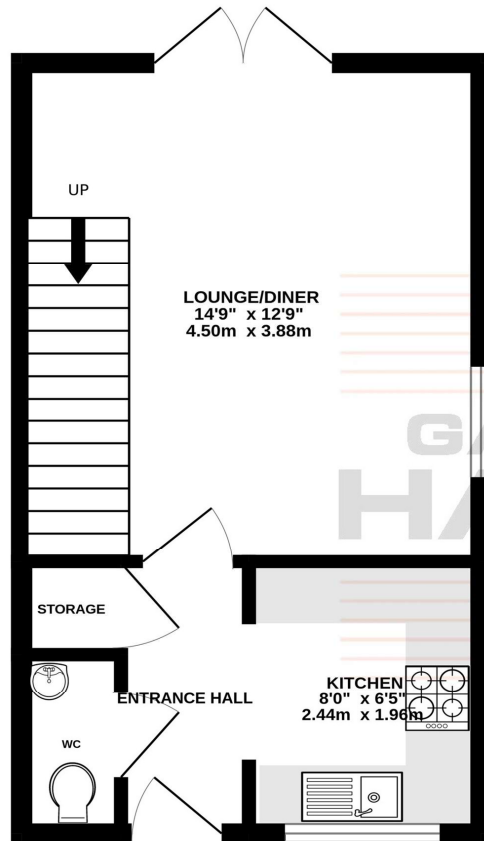
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

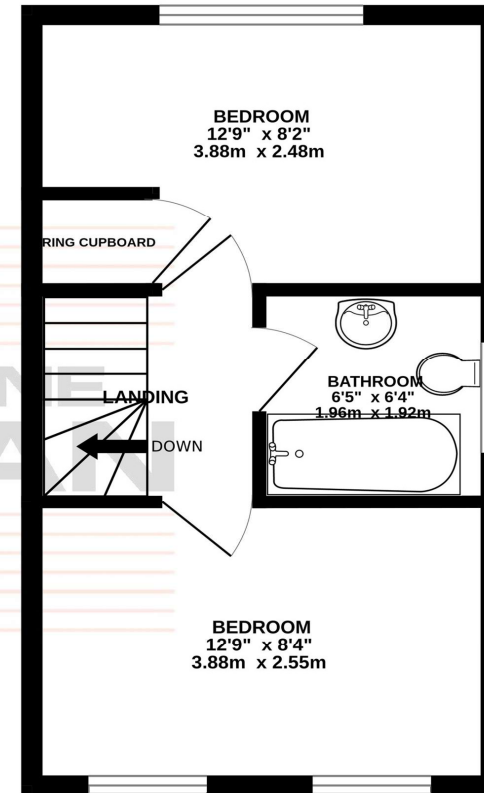
No

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
290 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (53.9 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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