



**GASCOIGNE
HALMAN**

Meadows Road, Sale
Asking Price £400,000

THE AREA'S LEADING ESTATE AGENCY



A beautiful Victorian mid terrace residence which boasts stunning period features throughout is certain to appeal to a variety of buyers. Prominently positioned close to excellent transport links and local amenities as well as some of Trafford's outstanding schools.

Property details

- Victorian Mid Terrace Residence
- Close To Excellent Transport Links
- Three Generous Bedrooms & Beautiful Bathroom
- Enclosed Rear Garden
- Ideal For A Variety Of Buyers
- Within Convenient Reach of Local Amenities



About this property

This stunning garden fronted period mid terrace residence has been carefully looked after by the current owner and is ideal for a range of buyers. A porch leads through entrance hallway which in turn reveals a bay fronted lounge, spacious dining room and family kitchen to the rear.

To the first floor are three generous bedrooms and a modern three piece family bathroom suite.

Externally is a enclosed rear garden with a gate leading to a communal passageway. The property sits in a popular cul-de-sac location, providing easy access to Dane Road Metrolink as well as the surrounding motorway network.









DIRECTIONS

M33 7BG

COUNCIL TAX BAND

B

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	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

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

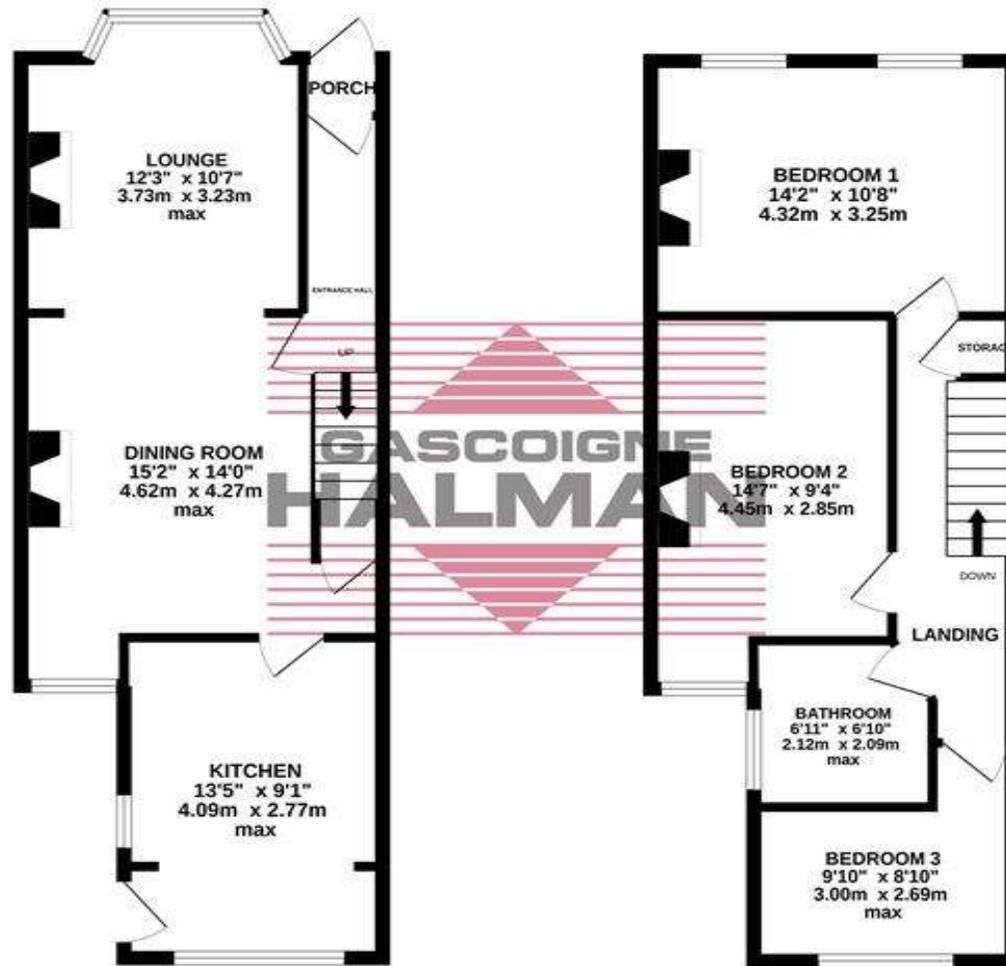
HAS PROPERTY BEEN FLOODED IN 5 YEARS

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
474 sq.ft. (44.0 sq.m.) approx.

1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (87.0 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.
Made with Neotoma 10/2022



THE AREA'S LEADING ESTATE AGENCY

0161 962 8700 sale@gascoignehalman.co.uk
96 School Road, Sale, Cheshire, M33 7XB