



**GASCOIGNE  
HALMAN**

Greenbank Road, Sale  
**Offers Over £325,000**

THE AREA'S LEADING ESTATE AGENCY



Spacious Three-Bedroom Terraced House on Greenbank Road, Sale Featuring a Substantial Rear Garden, No Onward Chain, and Convenient Access to Ashton-on-Mersey Village, Transport Links, and Top Local Schools.

## Property details

- Three Bedrooms
- Convenient Reach to Transport Links and Renowned Local Schools
- Living Room and Separate Dining Kitchen
- No Onward Chain
- Substantial Rear Garden
- Within Walking Distance to Ashton-on-Mersey Village



## About this property

This well-presented three-bedroom terraced house on Greenbank Road, Sale, offers an excellent opportunity to acquire a property with considerable appeal. The property features a spacious living room and a separate dining kitchen, providing versatile living and entertaining space. The accommodation includes three bedrooms and a family bathroom, all thoughtfully arranged to maximise comfort and functionality.

One of the standout features is the substantial rear garden, ideal for outdoor activities and potential landscaping. The property benefits from no onward chain, facilitating a smooth and timely purchase process.

Conveniently located within walking distance to Ashton-on-Mersey Village, residents will enjoy access to a range of local amenities, shops, and eateries. The property also offers excellent transport links, ensuring easy connectivity to surrounding areas. Additionally, it is situated within the catchment of renowned local schools, making it an attractive choice for families.

Overall, this property combines practical living spaces with a desirable location, making it a compelling option for buyers seeking a family home in Sale.







## DIRECTIONS

M33 5PL

## 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		83 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 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

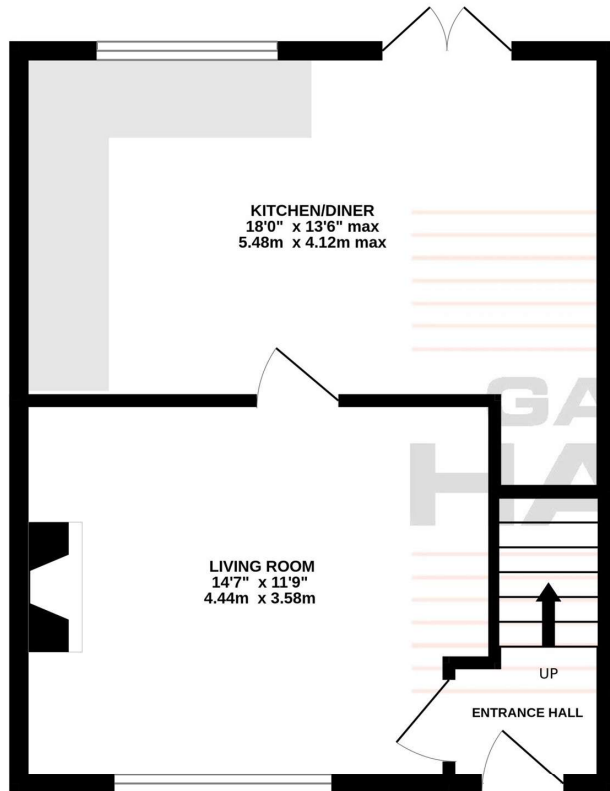
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

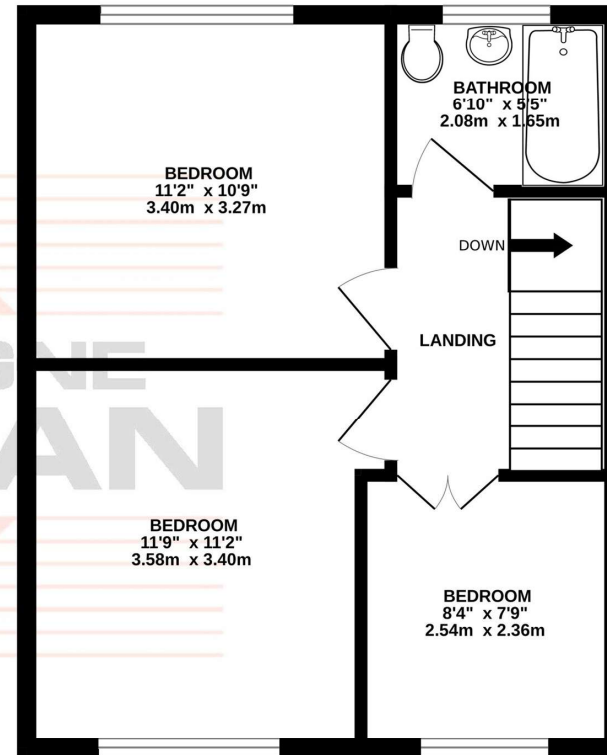
No

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  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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