



**GASCOIGNE
HALMAN**

Wilford Avenue, Sale
£600,000

THE AREA'S LEADING ESTATE AGENCY



A lovingly maintained and attractive larger-style bay-fronted semi-detached home, tucked away on a sought-after cul-de-sac, boasting a substantial corner plot with a large detached outbuilding, and being in catchment of key schools including Brooklands Primary, being conveniently close to Sale and useful transport links including Brooklands metrolink. *NO CHAIN*

Property details

- A HANDSOME AND ATTRACTIVE LARGER-STYLE BAY-FRONTED SEMI-DETACHED
- SET WITHIN A SOUGHT-AFTER CUL-DE-SAC CONVENIENTLY CLOSE TO SALE AND KEY AMENITIES
- TWO SPACIOUS RECEPTION ROOM AND EXTENDED DINING KITCHEN
- THREE WELL SIZED BEDROOMS
- BOASTING A SUBSTANTIAL CORNER PLOT WITH FANTASTIC LARGE REAR GARDEN
- USEFUL DETACHED OUTBUILDING - PRIME FOR CONVERSION TO HOME OFFICE OR USEFUL FOR STORAGE
- IN CATCHMENT OF KEY SCHOOLS INCLUDING BROOKLANDS PRIMARY
- CLOSE TO KEY TRANSPORT LINKS INCLUDING BROOKLANDS METROLINK



About this property

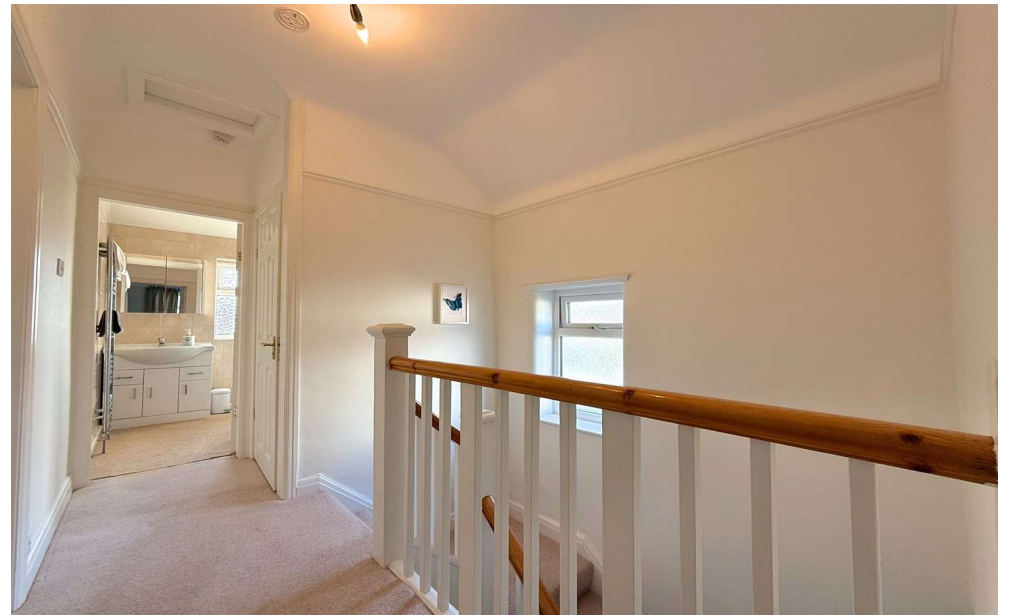
Occupying an unrivalled backwater setting within an idyllic cul-de-sac, this attractive three-bedroom bay-fronted semi-detached offers a generous larger-style family home, whilst offering huge scope for extension (subject to permissions) benefiting from a substantial plot with a fantastic rear garden and being ideally positioned close to Sale's key amenities.

The tone is set upon approach with a charming set back position and commanding part rendered elevations, a storm porch provides access to a generous and welcoming entrance hall, off the hallway to the left is a charming bay-fronted living room with feature fireplace, a second reception room follows with pleasant views over the rear garden, and an extended and refitted dining kitchen is directly ahead of the hall.

To the first floor, via the spacious landing, are three spacious bedrooms, and a modern refitted shower room.

The home enjoys a plethora of charming original features throughout, and offers exciting scope for further enhancement and significant extension/s due to the generous plot.

Externally the home benefits from an extensive and enviable corner plot with a substantial rear garden enjoying a secluded aspect, and a largely versatile detached outbuilding ideal for conversion to a home office. To the front is a large driveway offering ample off-road parking.









DIRECTIONS

M33 3TF

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

Cable

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

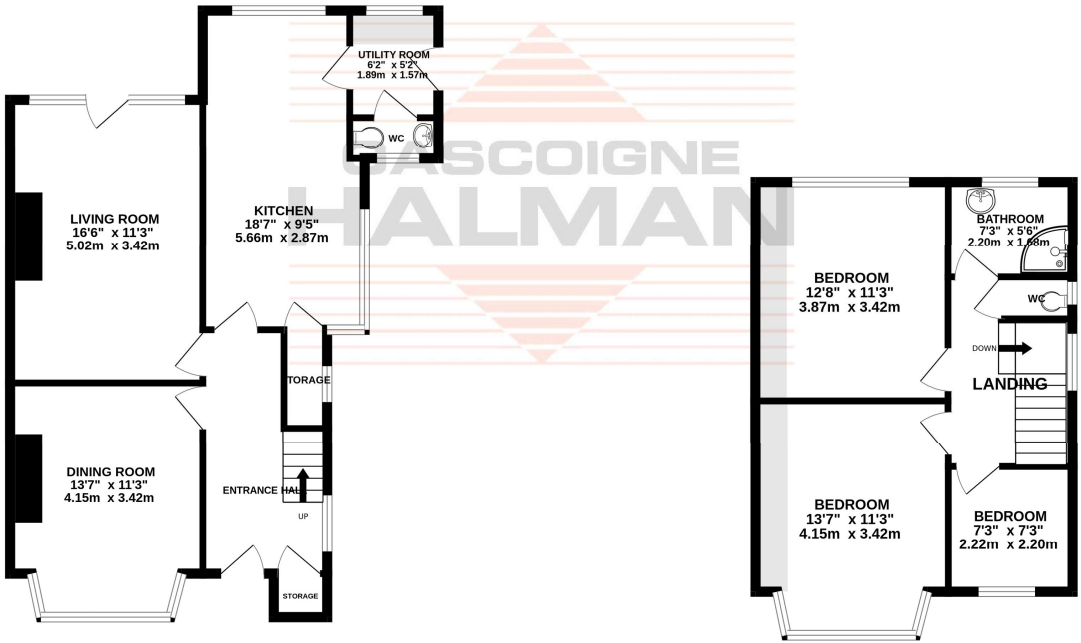
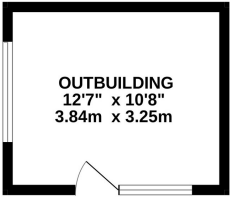
HAS PROPERTY BEEN FLOODED IN 5 YEARS

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
770 sq.ft. (71.5 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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.



THE AREA'S LEADING ESTATE AGENCY

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