



**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Kilvert Drive, Sale  
**£650,000**



Spacious extended bay fronted detached family home with open plan living, two reception rooms plus additional office space. Ideally located near renowned local schools, transport links, and Sale Town Centre. With a wraparound rear and side garden, situated on a corner plot, the property is ideal for the growing family.

## Property details

- Extended Bay Fronted Detached Family Home
- Spacious Wrap Around Garden Ideal for Outdoor Dining and Entertainment
- Utility Room
- Meticulously Enhanced Throughout
- Within Convenient Reach of Renowned Local Schools, Transport Links and Sale Town Centre
- Two Reception Rooms and Office Space
- Open Plan Kitchen Dining Area
- Family Bathroom and Downstairs Shower Room
- Situated on a Corner Plot



## About this property

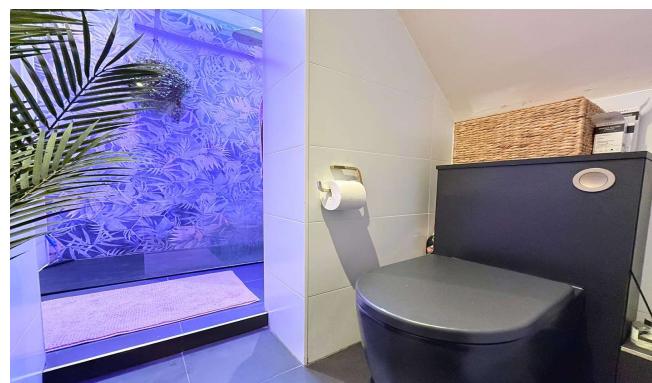
Situated on a corner plot in a highly sought-after location, this meticulously enhanced extended bay-fronted detached family home offers an exceptional living experience. Boasting three spacious bedrooms, with the current owners using an additional room as an office space/fourth bedroom, and two modern bathrooms, the property is designed to accommodate the needs of a growing family with comfort and style.

The ground floor features two generous reception rooms alongside a versatile bedroom/office space, providing ample room for both relaxation and work-from-home arrangements. The open plan kitchen and dining area form the heart of the home, ideal for entertaining and family gatherings. Additionally, a practical utility room enhances everyday convenience.

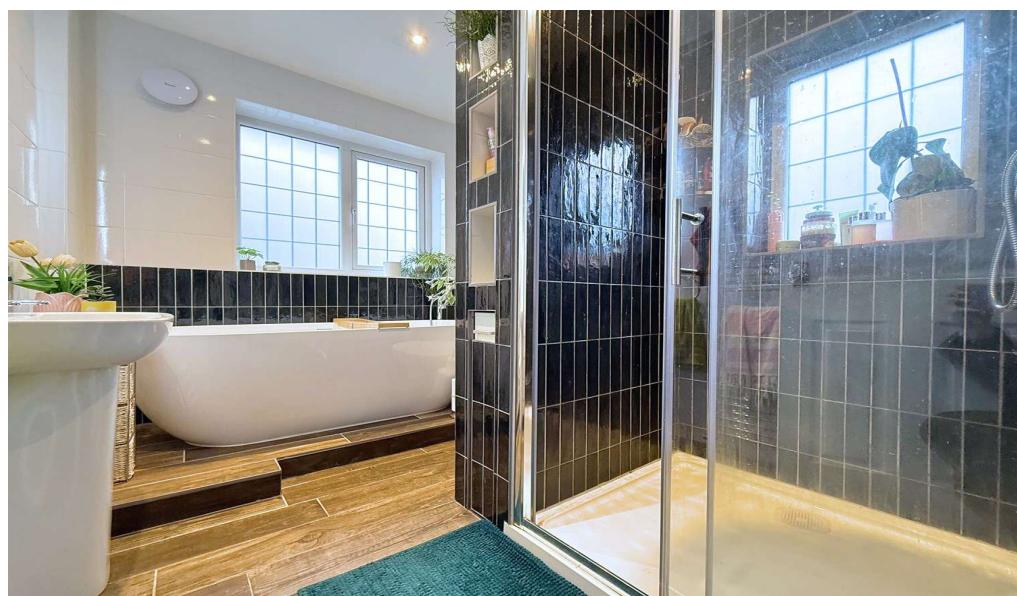
Thoughtfully appointed throughout, the property benefits from a downstairs shower room and a family bathroom, ensuring functionality for all household members. Set within close proximity to renowned local schools, excellent transport links, and Sale town centre, this residence combines superb location with contemporary living.

Externally, the property provides ample driveway parking to the front, with a wraparound garden to the rear and side.













**DIRECTIONS**

M33 6PN

**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

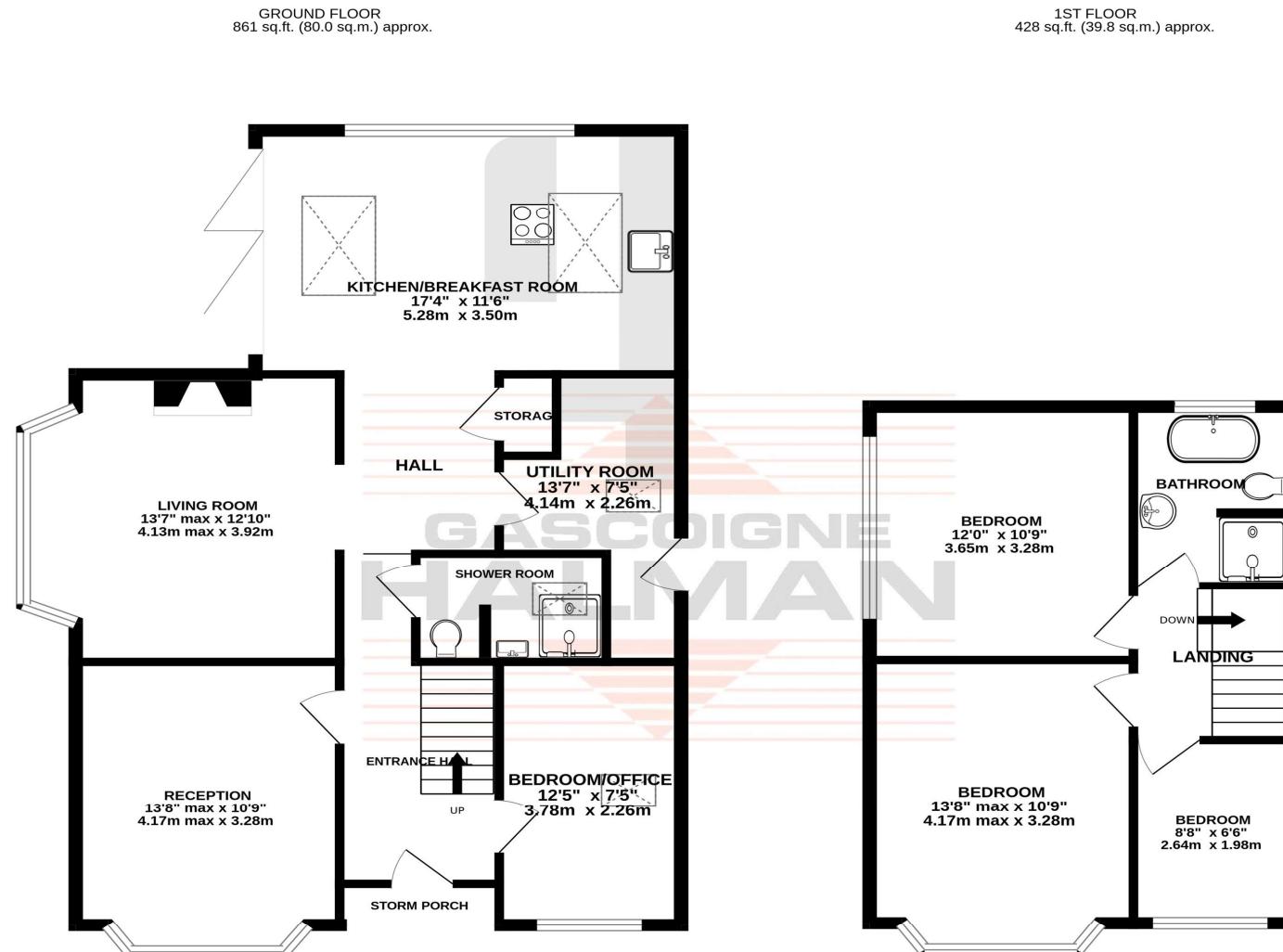
**SOURCES OF FLOODING**

Ask Agent

**HAS PROPERTY BEEN FLOODED IN 5 YEARS**

No

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**TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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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