



**GASCOIGNE
HALMAN**

Grange Road, Sale

THE AREA'S LEADING ESTATE AGENCY



We are very delighted to market this beautifully presented refurbished 3 bedroom, 2 bathroom semi detached property situated in a quiet cul-de-sac in a sought after location just off Barkers Lane. The property has been refurbished to a very high standard, including decoration throughout, new renovated kitchen with white good appliances, and garden renovations. Enter into the property through the attractive hall with a front reception room with feature fireplace and high period ceilings. To the back of the property you will find the dining room with patio doors, WC bathroom area with bath, shower and toilet, spacious newly fitted bright kitchen/diner including white goods with doors leading onto a large rear garden with decking area. Recently had new grass put down and done to a high specification.

To the first floor: 3 double sized bedrooms, 2 featuring beautiful feature fireplaces adding a wow factor. A luxury family bathroom with power shower.

Viewing essential to appreciate this property. EPC Rating D.
Strictly No Pets. Sale Office 0161 962 8700



DIRECTIONS

M33 6RY

TENURE

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

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

SOURCES OF FLOODING

HAS PROPERTY BEEN FLOODED IN 5 YEARS

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.



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