



**GASCOIGNE  
HALMAN**

Ryefield Road, Sale  
**Offers Over £550,000**

THE AREA'S LEADING ESTATE AGENCY







Prominently positioned in a highly desirable area, close to outstanding Schools & a range of local amenities along with excellent transport links is this extended semi detached residence. Boasting over 1300 sqft, the property offers wonderful family accommodation with three/four bedrooms, two bathrooms and open plan kitchen/dining/family room with bi-folding doors out onto the rear garden.

## Property details

- Wonderful Semi Detached Residence
- Located In A Quiet Residential Setting
- Three/Four Spacious Bedrooms & Two Bathrooms
- Zoned For Some Of Trafford's Excellent Schools
- Off Road Parking & Generous Rear Garden
- Must Be Viewed To Be Appreciated



## About this property

This wonderful extended semi detached residence must be viewed to appreciate the superb accommodation both internally and externally.

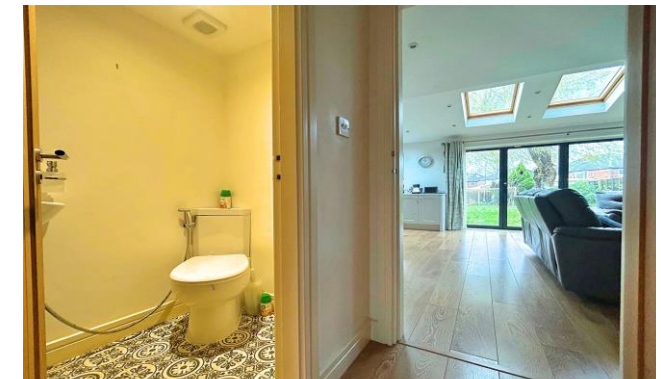
Internally the property comprises of an entrance porch onto a hallway with useful understairs storage and access onto a lounge with feature bay window. A modern fitted kitchen/dining room/family room boasts bi-folding doors and a range of Velux windows allowing ample natural daylight in. A second reception room/bedroom with an ensuite shower room can also be found off the hallway. A utility room and downstairs WC complete the ground floor accommodation.

To the first floor are three generous sized bedrooms, as well as a fitted four piece family bathroom with two vanity sinks.

Externally, the property reveals a driveway providing ample off-road parking whilst to the rear there is an established private rear garden with both lawned and paved patio area.





















## DIRECTIONS

M33 4WT

## COUNCIL TAX BAND

C

## 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             |         | 84 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | 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

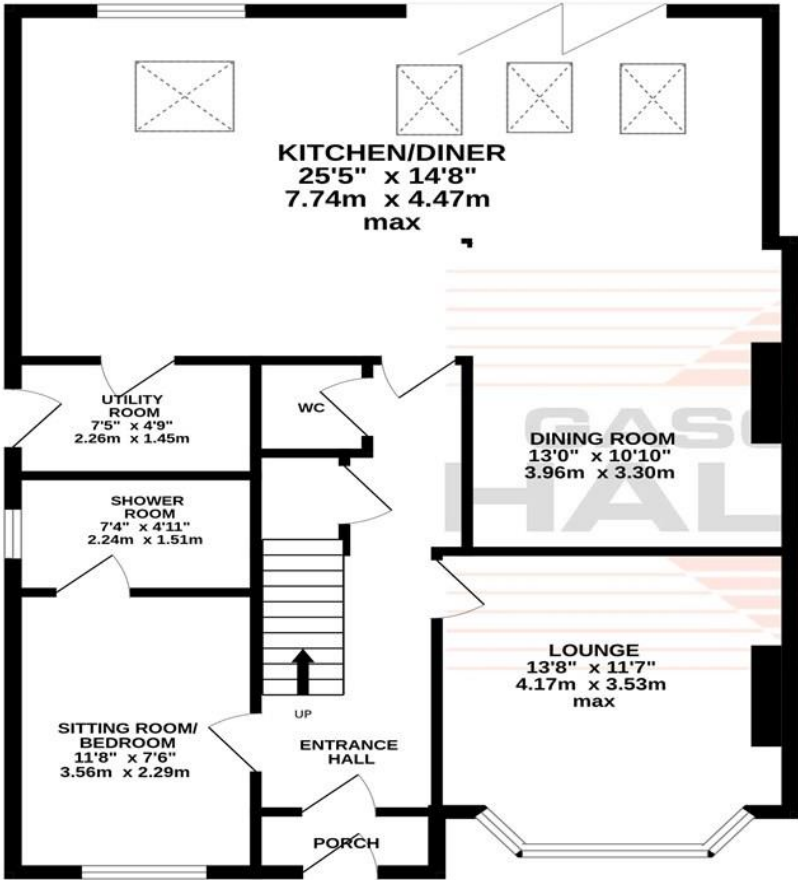
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

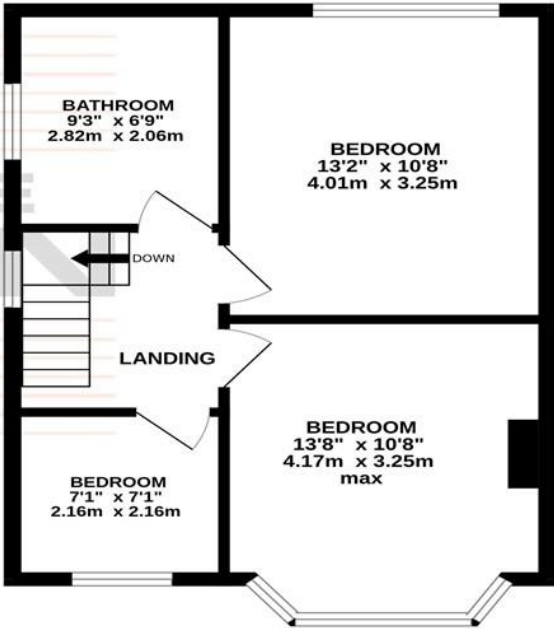
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GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.4 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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