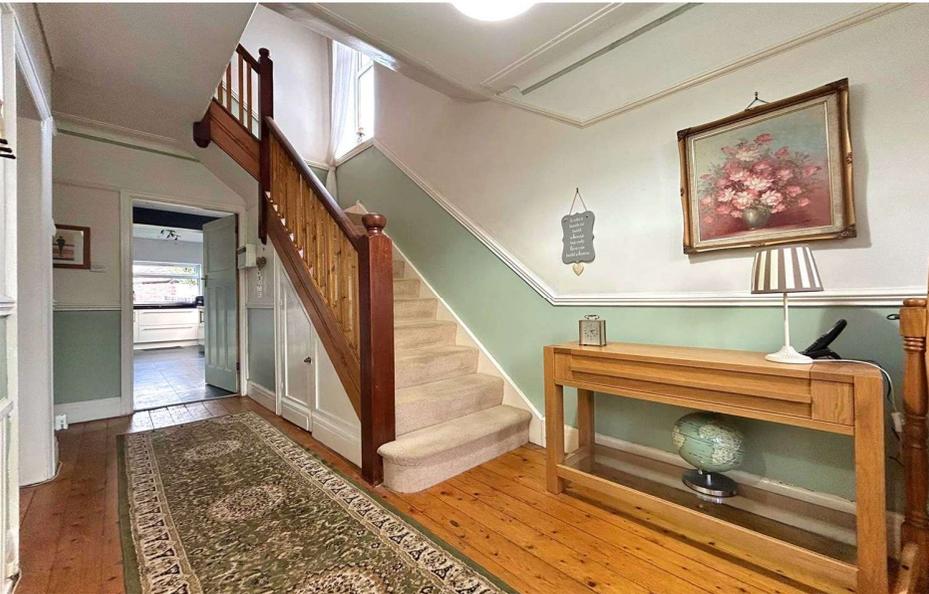




**GASCOIGNE
HALMAN**

Barnfield Crescent, Sale
Offers over £525,000

THE AREA'S LEADING ESTATE AGENCY



Situated in a highly desirable residential neighborhood, this wonderful semi detached residence is positioned within walking distance of Sale Town Centre and Ashton on Mersey village. The property is positioned on a spacious corner plot and offers driveway parking, detached garage and a well maintained garden at the rear, making this an ideal family residence that must be seen to be fully appreciated.

Property details

- Traditional Semi Detached Residence
- Positioned On Corner Plot With Off Road Parking & Well Maintained Rear Garden
- Three Generous Bedrooms & Modern Family Bathroom
- Ideal For Someone Looking For A Family Home
- Prominently Positioned Close To Ashton On Mersey Village
- Must Be Viewed To Be Appreciated



About this property

This well presented traditional semi-detached residence with a charming bay front offers substantial family living space, conveniently located near Ashton on Mersey village, Sale town center, and the Sale Metrolink.

The property features a generous entrance hallway that leads to a separate dining room with a distinctive bay window. At the rear, there is a second reception room which is currently used as a lounge and also offers access out onto the rear.

The kitchen offers a bright and spacious space with ample appliances plus base and eye level units. On the first floor, there are three tastefully decorated bedrooms and a contemporary four-piece family bathroom.

Outside, the property boasts a large driveway for off-road parking at the front, along with a well maintained rear garden and patio area.

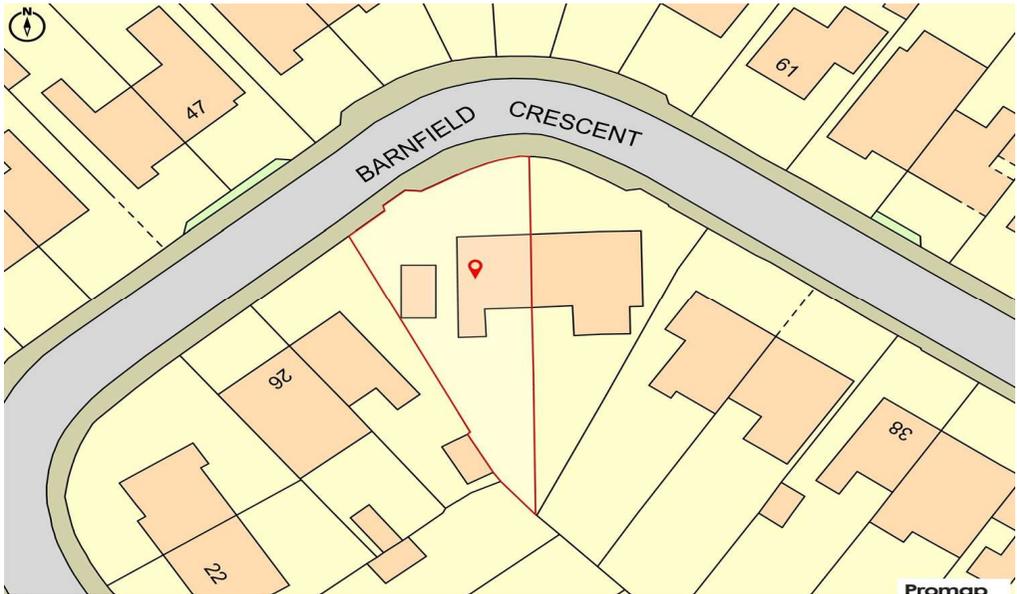
This residence is sure to appeal to those seeking access to some of Trafford's finest schools and with the added bonus of Ashton Park located close by, making it ideal for someone looking for a family home.











DIRECTIONS

M33 6NL

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 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

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

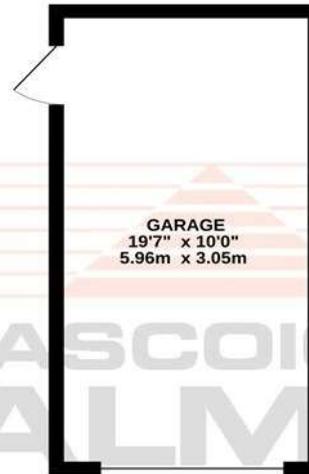
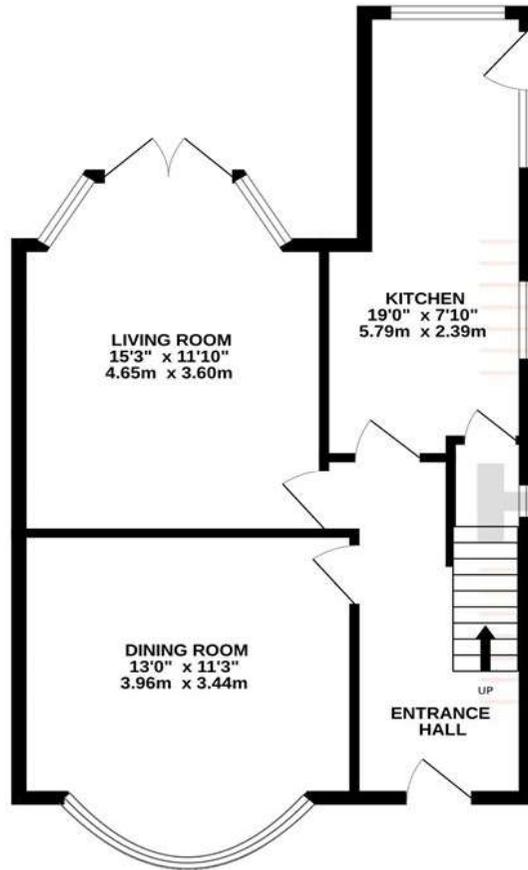
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

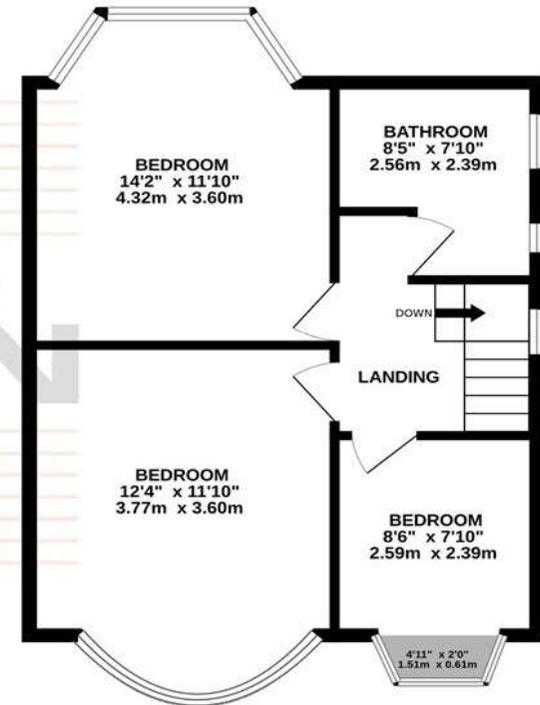
No

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
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.5 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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THE AREA'S LEADING ESTATE AGENCY

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