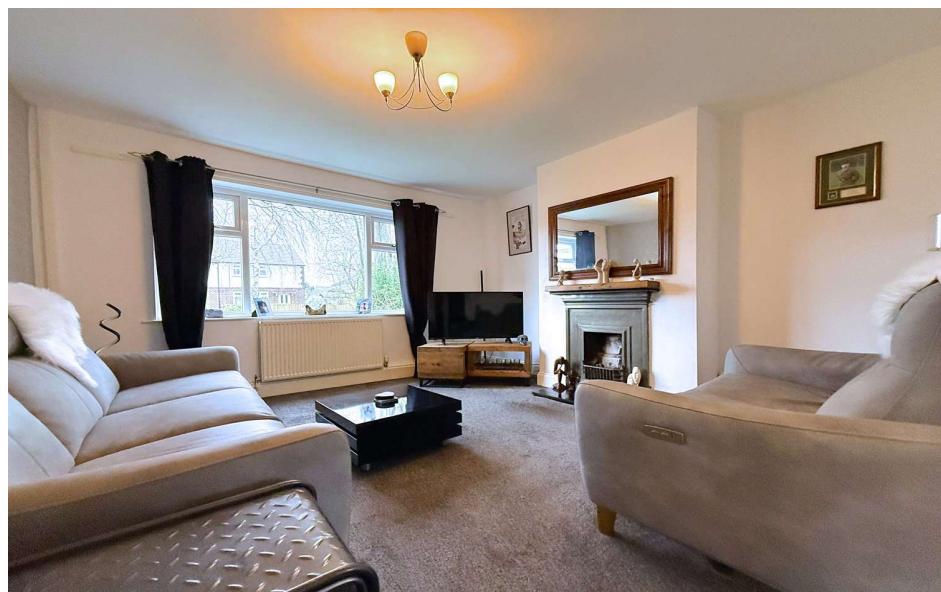




**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Peover Avenue, Sale  
£350,000



Spacious Three-Bedroom Semi-Detached Home in a Cul-De-Sac Location, with a Driveway, Garage, and Beautifully Maintained Garden Perfect Family Living on Peover Avenue, Sale.

### Property details

- Semi Detached
- Driveway Parking for Multiple Cars
- Situated in a Cul-De-Sac Position
- Three Bedrooms
- Two Reception Rooms and Separate Kitchen
- Well Maintained Rear Garden with Decked Area and Garage

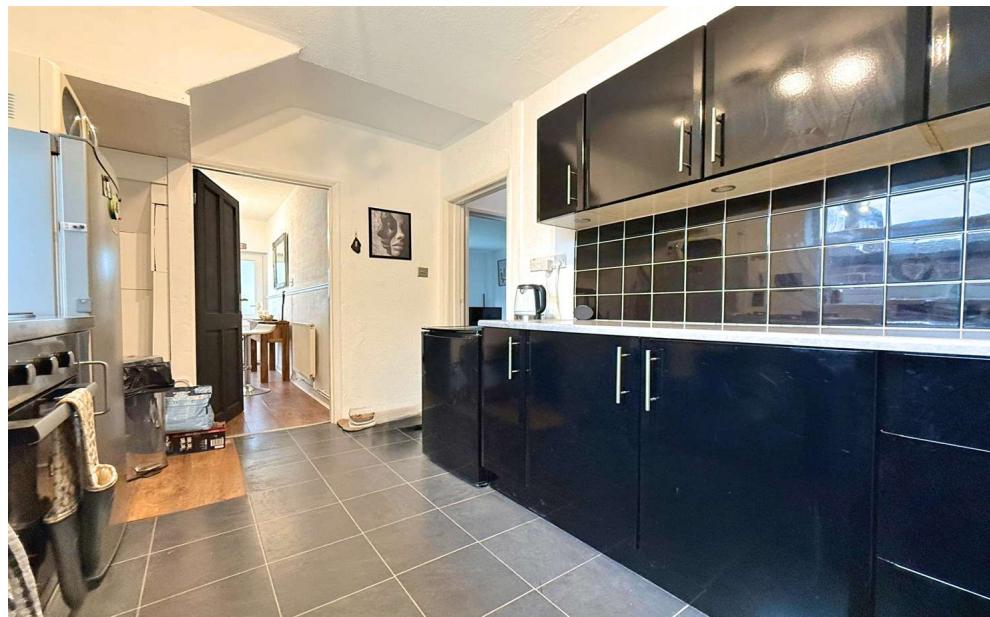


## About this property

Situated in a desirable cul-de-sac on Peover Avenue, Sale, this well-presented freehold semi-detached house offers an excellent opportunity for buyers seeking a spacious family home. The property features three bedrooms, one bathroom, and two reception rooms, providing versatile living accommodation.

The home benefits from two reception rooms, offering ample space for both relaxing and entertaining, plus a separate kitchen, allowing for practical meal preparation and access to a spacious outbuilding. Externally, the property boasts driveway parking for multiple vehicles, a garage, and a well-maintained rear garden complete with a decked area, ideal for outdoor dining and leisure.

This property's location within a quiet cul-de-sac enhances its appeal, offering a peaceful environment while remaining conveniently accessible. Early viewing is highly recommended to fully appreciate the accommodation and features on offer.







## DIRECTIONS

M33 2GJ

## 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.

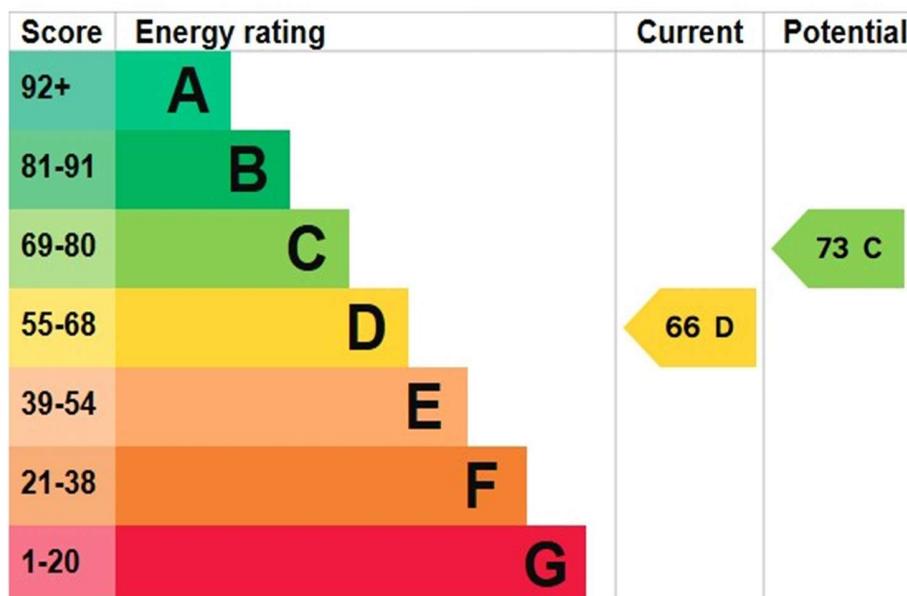
## LOCAL AUTHORITY

Trafford B C

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



## 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

None

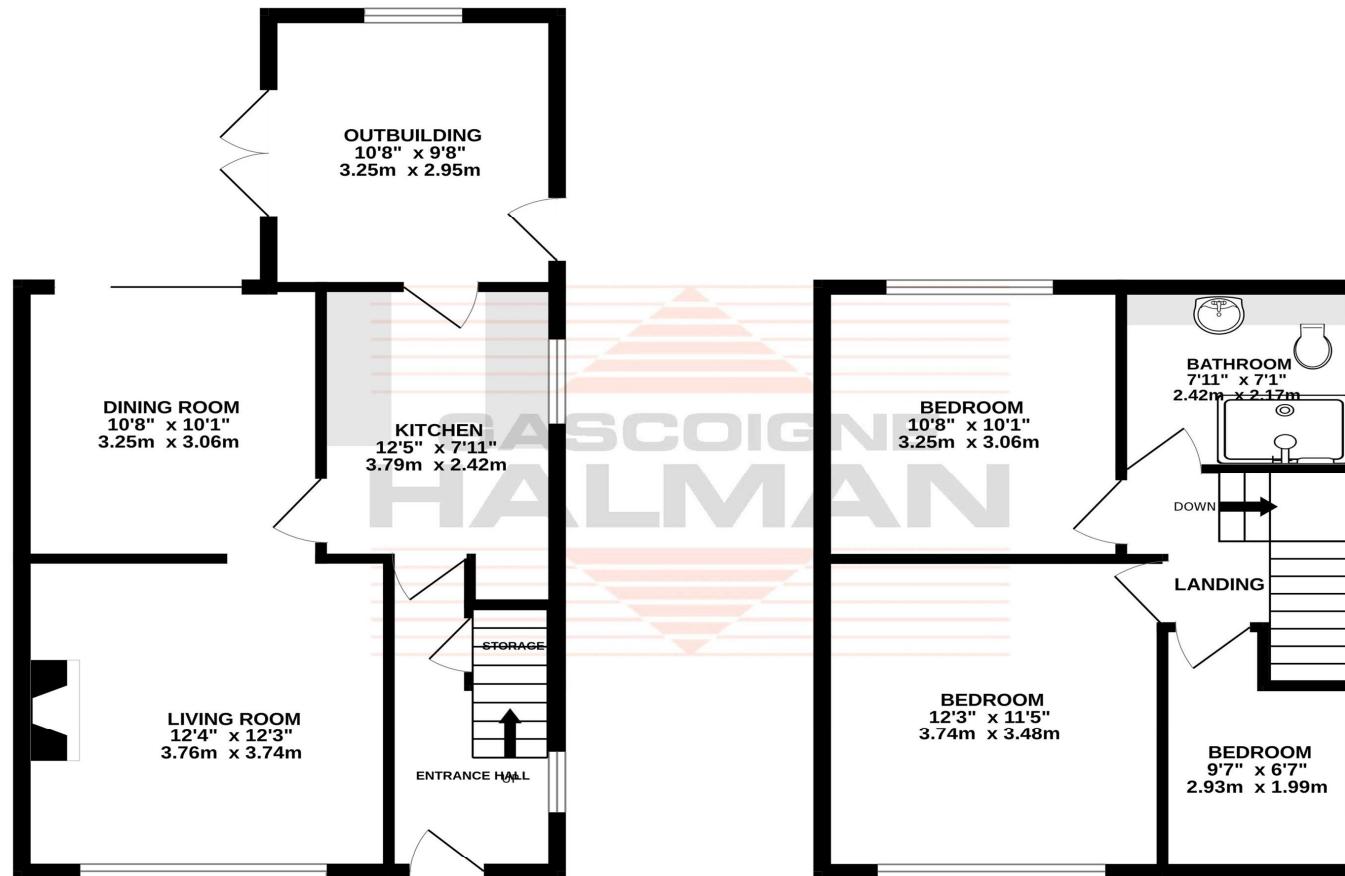
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

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  
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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 not 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.

Made with Metropix ©2026



THE AREA'S LEADING ESTATE AGENCY

0161 962 8700 [sale@gascoignehalman.co.uk](mailto:sale@gascoignehalman.co.uk)  
96 School Road, Sale, Cheshire, M33 7XB