



**GASCOIGNE
HALMAN**

Peover Avenue, Sale
£350,000

THE AREA'S LEADING ESTATE AGENCY



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



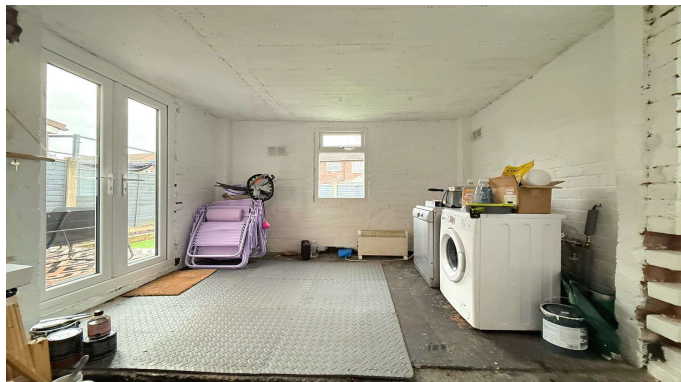
About this property

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 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

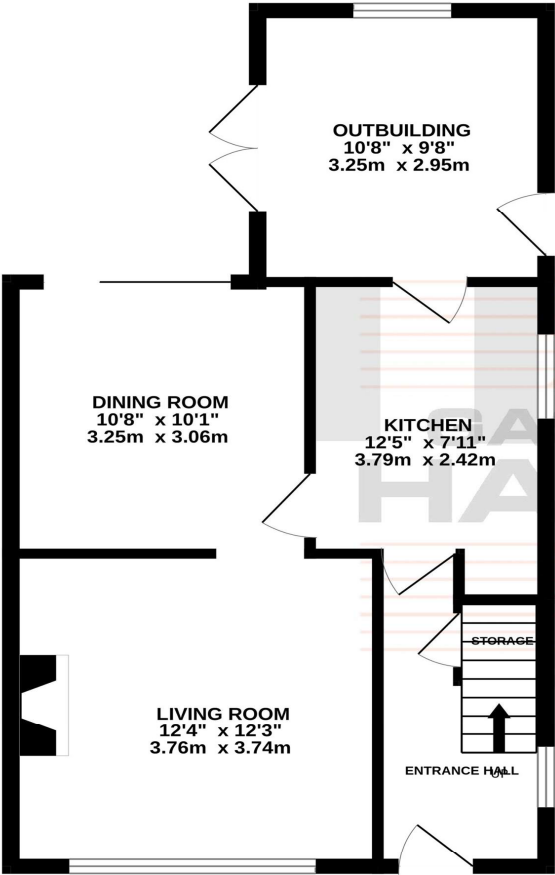
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

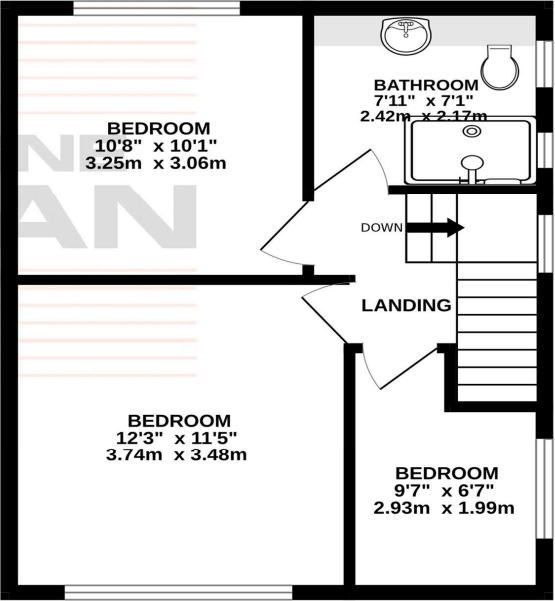
No

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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 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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