



**GASCOIGNE
HALMAN**

Somerton Avenue, Sale
£485,000

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented three bedroom semi-detached property, ideal for the growing family looking to be within convenient reach of renowned local schools such as Sale Grammar, and other useful amenities. With driveway parking, two useful garages and a spacious South facing rear garden, this property is situated in a highly sought after location close to Sale Moor Village.

Property details

- Three Bedrooms
- Close to Sale Moor Village and Sale Grammar School
- Beautifully Presented Throughout
- Spacious South Facing Rear Garden plus Two Garages
- Living/Dining Room and Separate Kitchen
- Cul-De-Sac Location



About this property

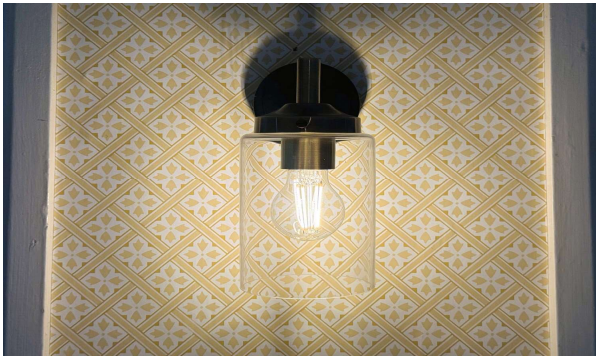
On entry through the porch, there is a good-sized hallway giving access to the ground floor. Leading off from the hallway is the through lounge/diner, separated by sliding doors. The lounge area features an original fireplace and French double doors leading out into the rear garden. The hallway leads through into the kitchen, which benefits from integrated appliances and understairs storage. It also gives access into the garden.

To the first floor you will find two large double bedrooms and a third well-proportioned single bedroom. The master bedroom boasts large fitted wardrobes, while the third bedroom has the added benefit of fitted storage space. Completing the first floor is the spacious, modern family bathroom which includes a four-piece suite and quality tiling.

Externally the property boasts a good sized driveway and garage to provide off-road parking to multiple vehicles plus a side gate providing access to the rear garden. To the rear of the property, there is a beautiful garden, mainly laid to lawn with fenced and hedged borders, plus a patio area ideal for outdoor dining. There is also a second detached garage in the garden.



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DIRECTIONS

M33 3FL

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		83 B
69-80	C		
55-68	D	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

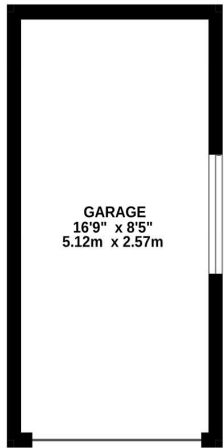
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

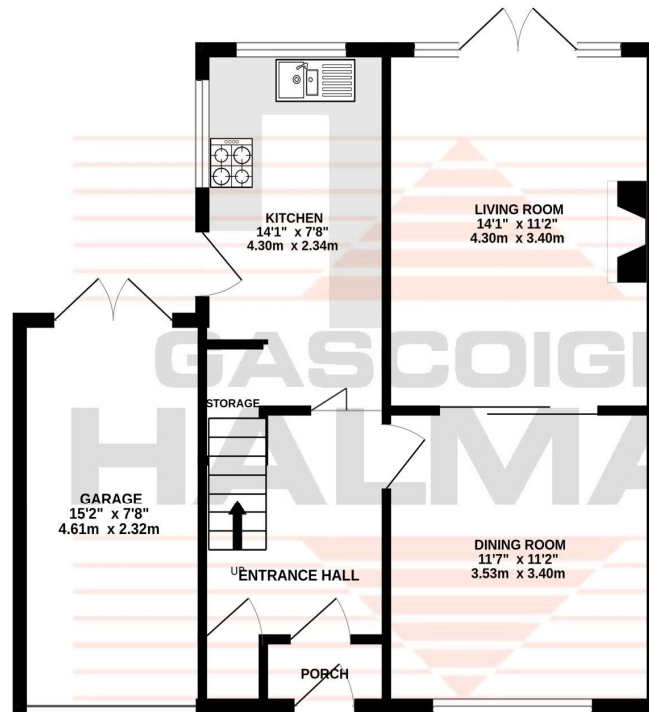
No

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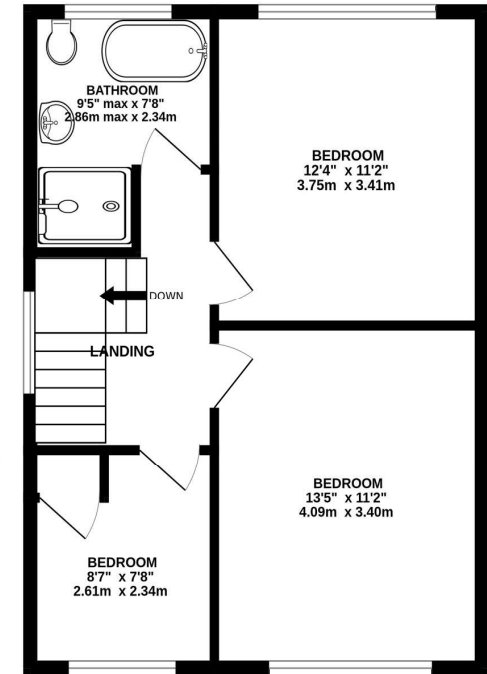
GARAGE
141 sq.ft. (13.1 sq.m.) approx.



GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1229sq.ft. (114.2 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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