



**GASCOIGNE  
HALMAN**

Mere Close, Sale  
**£285,000**

THE AREA'S LEADING ESTATE AGENCY



A two bedroom end terrace property situated within a cul-de-sac which has been modernised throughout, benefiting from a large living room and kitchen/diner, Two double bedrooms, along with a modern bathroom and downstairs w/c. The property also Boasts Front and Rear gardens, both with great privacy. This property would be perfect for First Time Buyers.

## Property details

- Picturesque End Terraced Property
- Two Large Double Bedrooms with Fitted Wardrobes
- Close Proximity to Local Amenities and Transport Links.
- South Facing Rear Garden With Decking. Front Garden with Parking Space
- Modern Three piece Bathroom & Downstairs WC
- EPC Rating B & Roof Solar Panels



## About this property

Situated in a tranquil cul-de-sac, this two-bedroom end terrace provides ample living space throughout, featuring gardens at both the front and back. The property has been extended at the rear, now offering a generously sized kitchen/diner, while having been modernized throughout.

The accommodation commences with a welcoming entrance hall, leading to a spacious lounge with double doors that open to the private garden. The extended kitchen incorporates a dining area with relaxing views of the rear garden.

On the first floor, there are two double bedrooms, one of which includes built-in wardrobes. A contemporary three-piece bathroom completes the living space.

At the front, there is a garden and driveway adorned with a variety of plants and shrubs. The rear features a secluded garden and patio area, ideal for relaxation. This property is perfect for a range of buyers.











## DIRECTIONS

M33 2RT

## COUNCIL TAX BAND

A

## 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	82 B	83 B
69-80	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

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GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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