



**GASCOIGNE  
HALMAN**

Fairway Avenue, Manchester  
**£525,000**

THE AREA'S LEADING ESTATE AGENCY







Prominently positioned close to Sale, Timperley & Altrincham is this wonderful three bedroom detached residence. Boasting over 1300 sqft of accommodation and situated on a quiet residential street, this property is certain to appeal to someone looking for their next family home.

## Property details

- Detached Family Home
- Three Double Bedrooms & Family Bathroom
- Large Reception Rooms & Modern Kitchen
- Positioned On Quiet Residential Road
- Close To Sale, Timperley & Altrincham
- Beautifully Maintained Front & Rear Gardens



## About this property

Sat in a popular and convenient setting in Brooklands, this well maintained detached house provides spacious family accommodation over two floors.

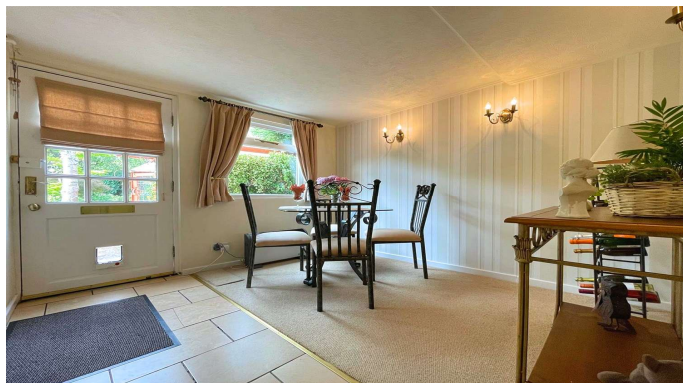
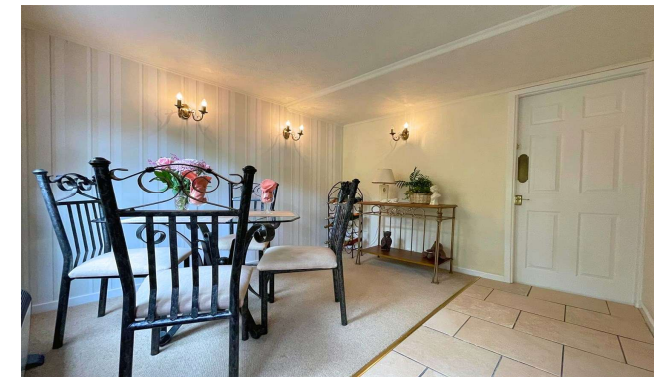
The accommodation in brief comprises entrance porch opening onto a generous hallway with useful W/C. A large open lounge/sitting room can be found to the front of the property and reveals access onto a conservatory overlooking the rear garden.

To the rear is a modern fitted kitchen, dining room and utility room with ample storage space. To the first floor are three double bedrooms and a three piece family bathroom. Externally to the front is a driveway providing off road parking and a well maintained lawned area.

To the rear is a generous garden appreciating a southerly aspect which is laid mainly to lawn with mature borders and trees and a patio area accessed from the conservatory.







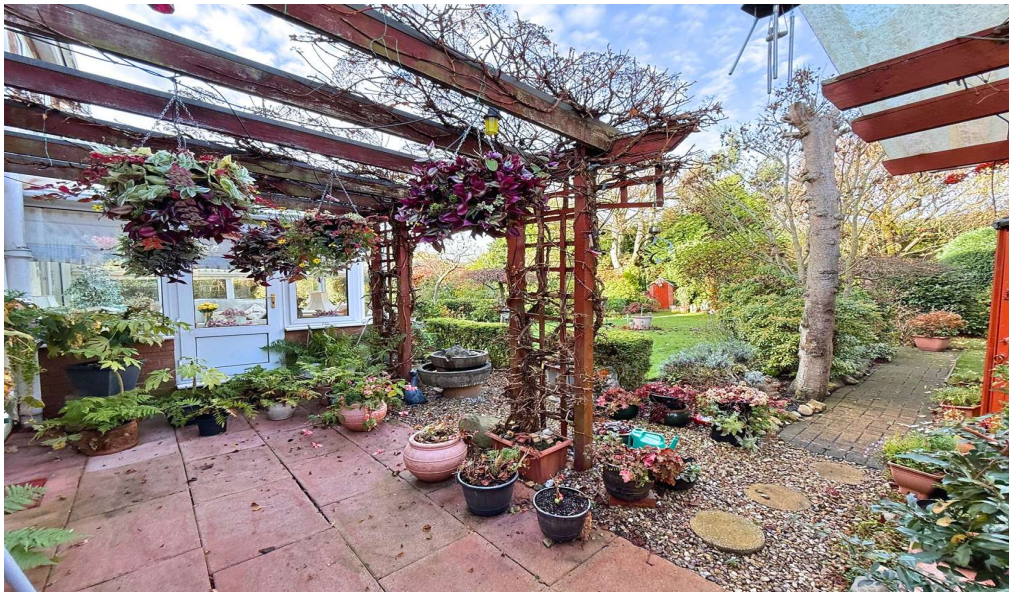






















## DIRECTIONS

M23 9JP

## COUNCIL TAX BAND

E

## TENURE

Freehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 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 cabinet

## 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

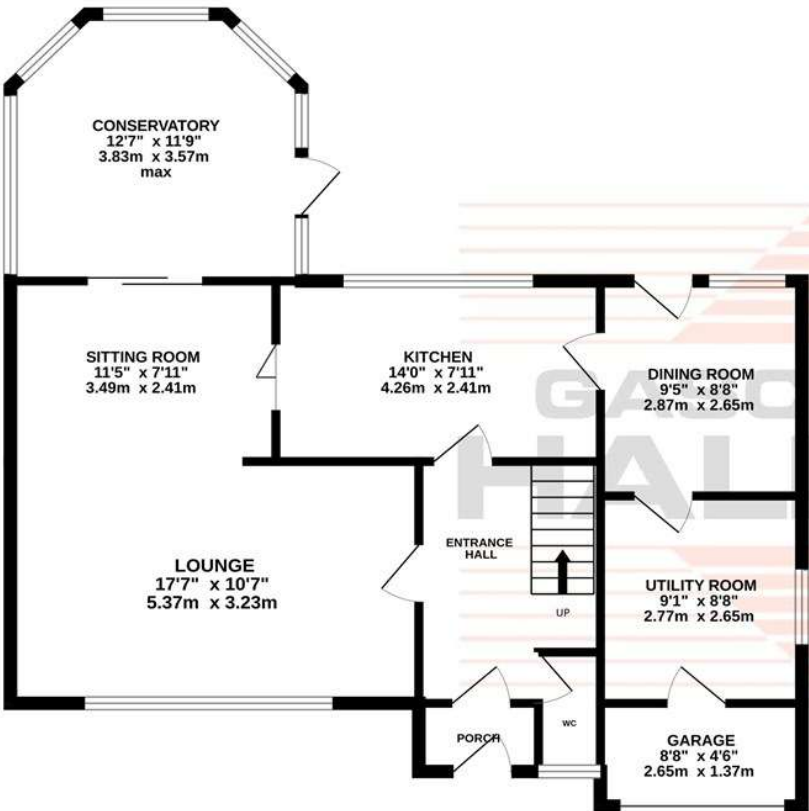
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

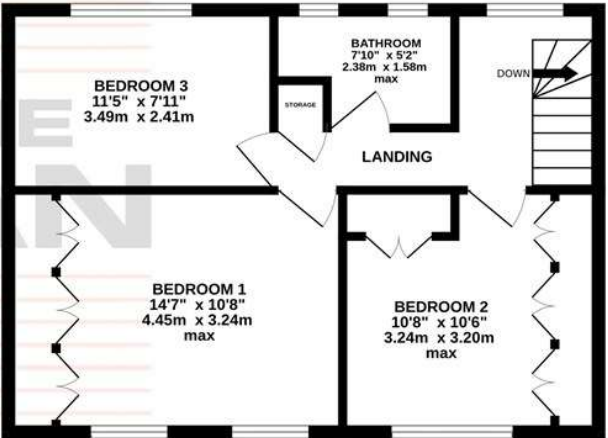
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GROUND FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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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0161 962 8700 [sale@gascoignehalman.co.uk](mailto:sale@gascoignehalman.co.uk)  
96 School Road, Sale, Cheshire, M33 7XB