



**GASCOIGNE
HALMAN**

Milton Grove, Sale
Guide Price £500,000

THE AREA'S LEADING ESTATE AGENCY



Spacious Three-Bedroom Semi-Detached Family Home in Quiet Cul-De-Sac with Open Plan Living and Access to Excellent Transport Links in Milton Grove, Sale.

Property details

- Three Bedrooms
- Close to Transport Links and Renowned Local Schools
- Separate Sitting Room
- Open Plan Living and Dining Area
- Semi Detached Family Home
- Cul-De-Sac Location



About this property

Situated in a peaceful cul-de-sac in Milton Grove, Sale, this well-presented three-bedroom semi-detached family home offers an excellent opportunity for buyers seeking spacious and versatile accommodation. The property benefits from three bedrooms, a modern bathroom, and three reception rooms, including a separate sitting room and an open plan living and dining area, ideal for both family living and entertaining.

The layout is thoughtfully designed to maximise natural light and provide a comfortable living environment. Externally, the property enjoys a quiet location while remaining conveniently close to local transport links, ensuring easy access to surrounding areas.

This semi-detached house is an ideal choice for families or professionals looking for a stylish and practical home in a sought-after location and is situated within convenient reach of Park Road Sale Primary School.









DIRECTIONS

M33 6JH

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

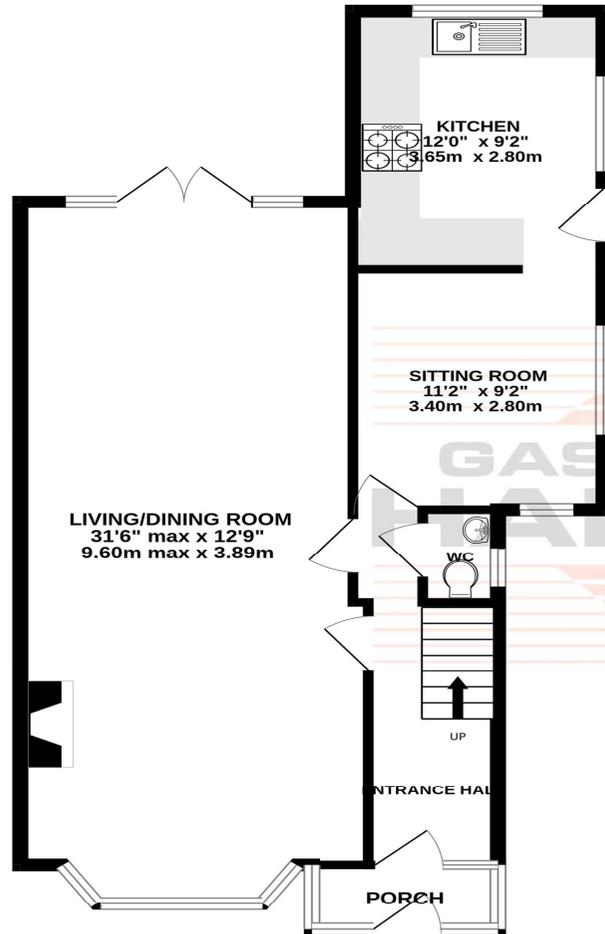
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

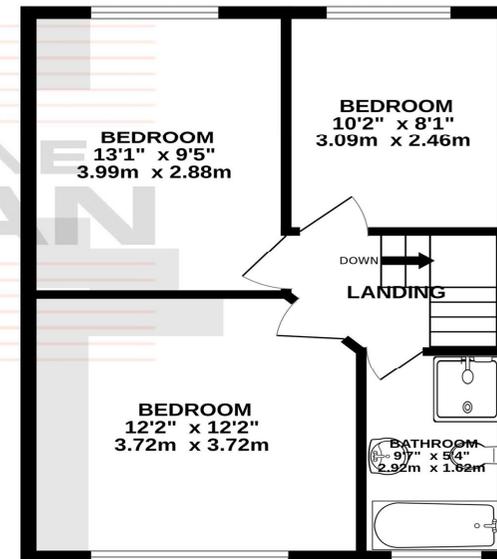
No

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
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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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