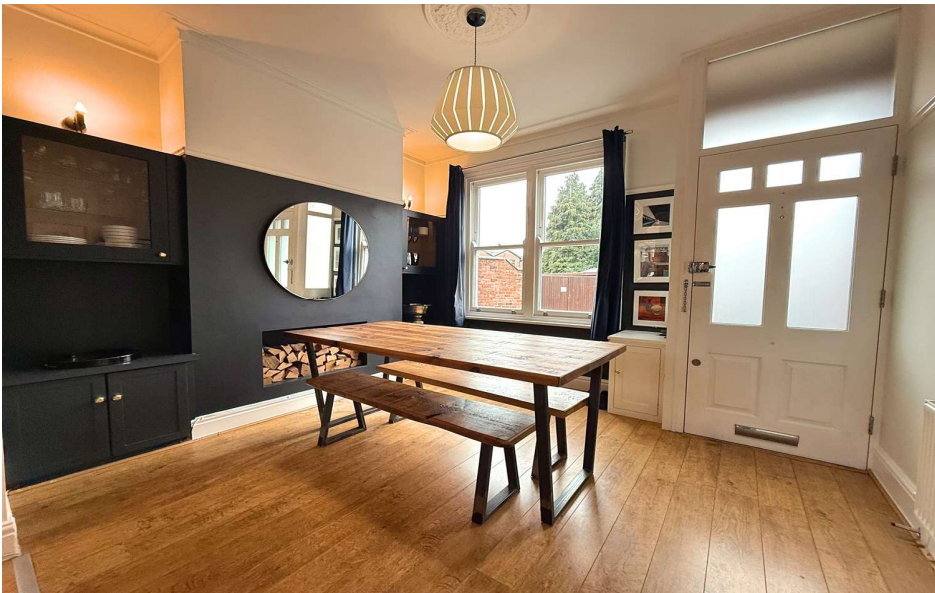




**GASCOIGNE
HALMAN**

Edward Street, Sale
Asking Price £325,000

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented, two double bedroom terraced property, ideal for a range of buyers, set within a tranquil cul-de-sac within convenient reach of Sale Moor village and local amenities. With a bright and spacious open plan living dining area and a good sized rear garden with a decked area and patio, ideal for outdoor dining and entertainment.

Property details

- Two Double Bedrooms
- Cul-De-Sac Location Within Convenient Reach of Sale Moor Village
- Open Plan Living and Dining
- Beautifully Presented Throughout
- Rear Garden with Decked Area and Patio



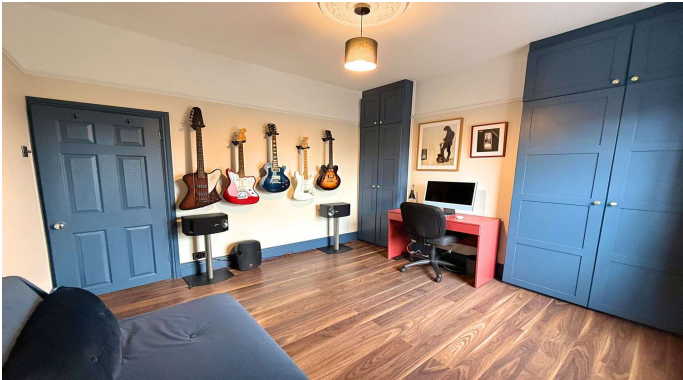
About this property

As you step inside, you are greeted by a spacious open-plan layout that seamlessly combines the dining and living areas, creating an inviting atmosphere perfect for both relaxation and entertaining. Adjacent to this communal space is a well-appointed kitchen, which features additional dining options and convenient double doors that lead directly to the rear garden, enhancing the flow between indoor and outdoor living. To the first floor, you will find two generously sized double bedrooms that offer ample storage and comfort, alongside a family bathroom equipped with a modern three-piece suite, ensuring functionality for everyday use.

Externally, the property boasts a charming rear garden that includes both a patio and a decked area, ideal for outdoor dining and gatherings. Situated in a peaceful cul-de-sac, this home benefits from on-street parking, providing convenience for residents and guests alike. The combination of well-designed interiors and appealing outdoor spaces makes this property a delightful choice for those seeking a harmonious living environment.



GASCOIGNE HALMAN





DIRECTIONS

M33 3HL

COUNCIL TAX BAND

B

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 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

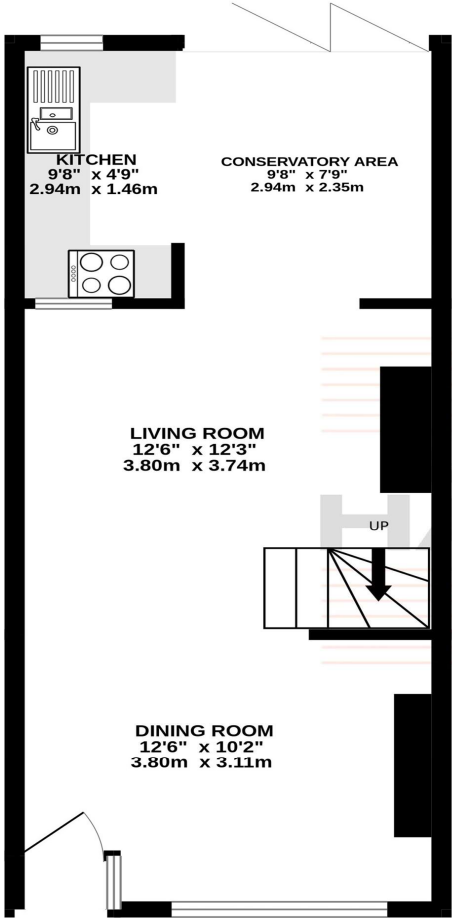
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

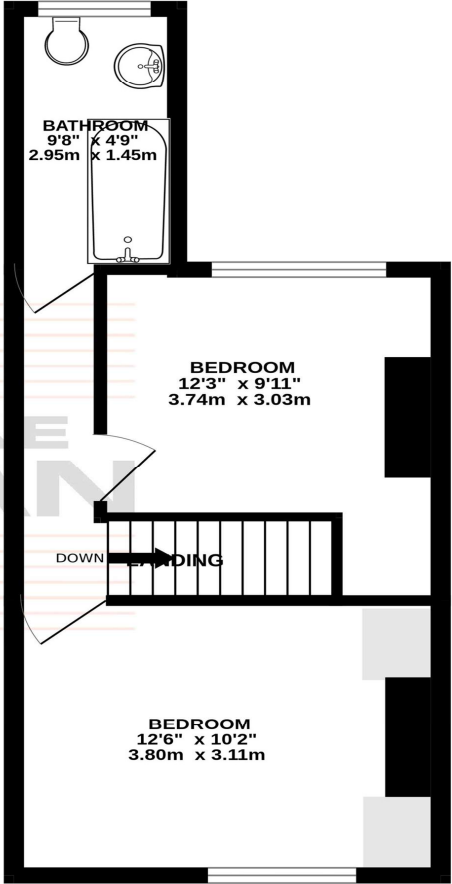
No

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
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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