



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Belmont Road, Sale
Guide Price £400,000



A beautifully presented, three bedroom terraced which has been renovated by the current owners. Situated in a cul-de-sac location and within convenient reach of Sale Town Centre, the property features two reception rooms, separate kitchen and a generously sized rear garden which is well-suited for a wide range of buyers.

Property details

- Three Bedroom Terraced
- Two Reception Rooms
- Spacious Rear Garden
- Cul-De-Sac Location
- Renovated Throughout
- Within Convenient Reach of Sale Town Centre

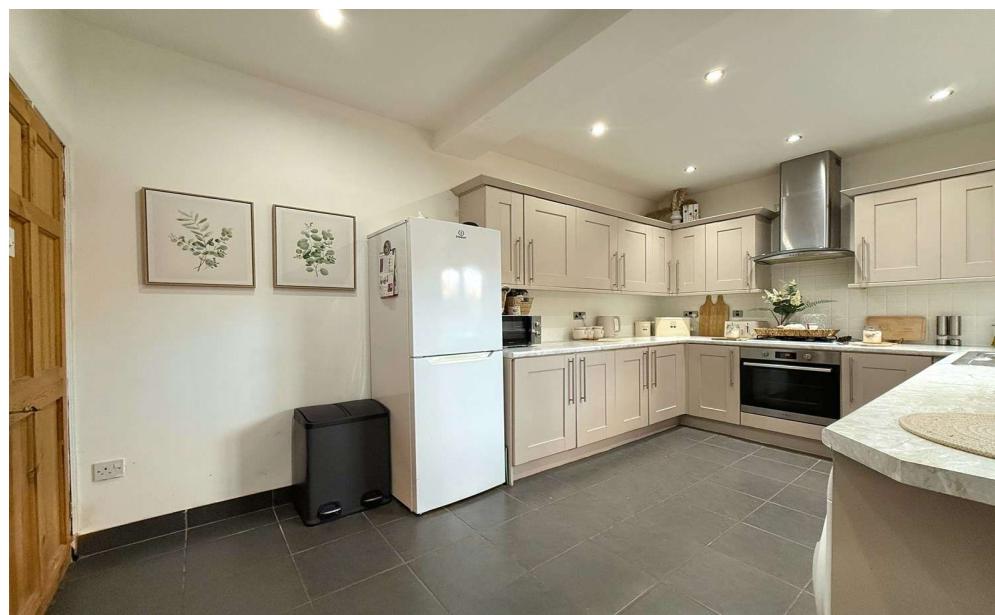


About this property

The entrance hall exudes warmth and hospitality, leading into a front living room featuring a spacious bay window. The ground floor also includes a dining room, and a separate kitchen equipped with both base and eye-level units, along with convenient understairs storage and access to the rear garden.

On the first floor, there are three generously sized bedrooms, two of which are large doubles, complemented by a family bathroom that includes a three-piece suite. The exterior boasts a sizable rear garden, perfect for entertaining guests, as well as a paved area at the front of the property.

The property is set within an ideal cul-de-sac location, close to Sale Town Centre and local amenities such as restaurants, bars, supermarkets and transport links.







DIRECTIONS

M33 6HY

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.

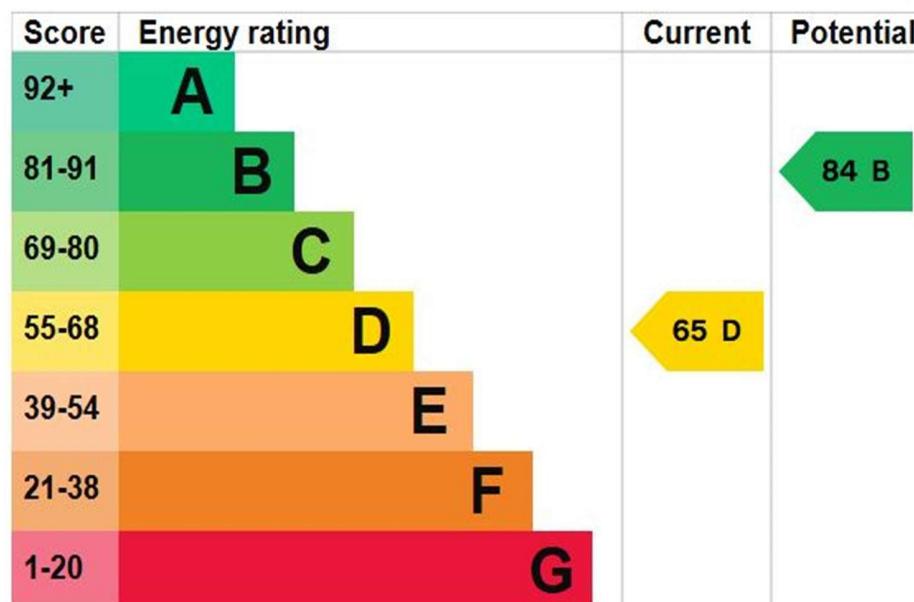
LOCAL AUTHORITY

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

Copper wire

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

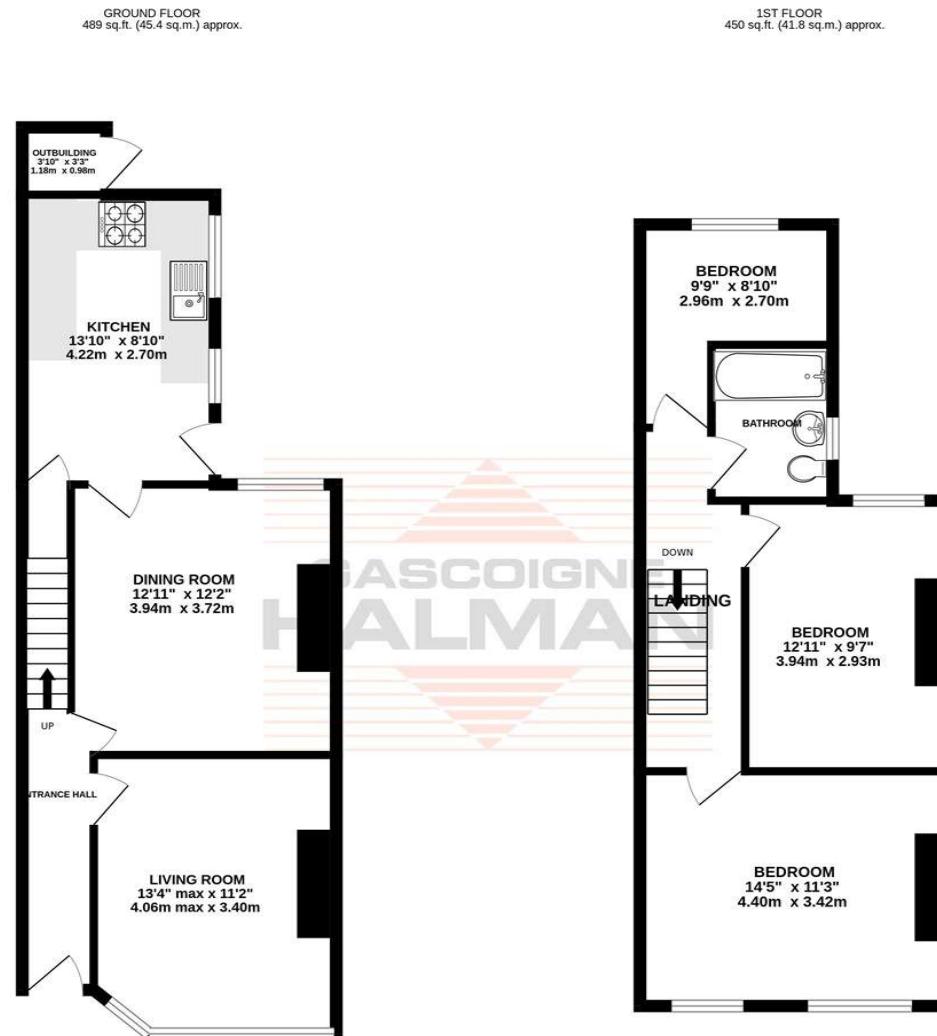
SOURCES OF FLOODING

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.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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 for illustrative purposes only should not 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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