



**GASCOIGNE  
HALMAN**

Belmont Road, Sale  
**Guide Price £400,000**

THE AREA'S LEADING ESTATE AGENCY







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

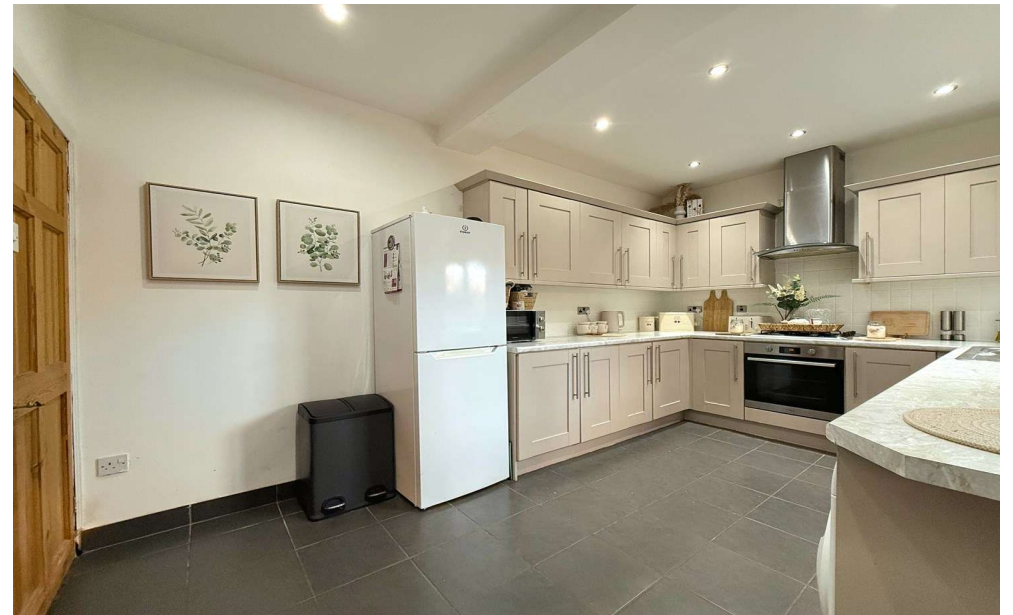


## About this property

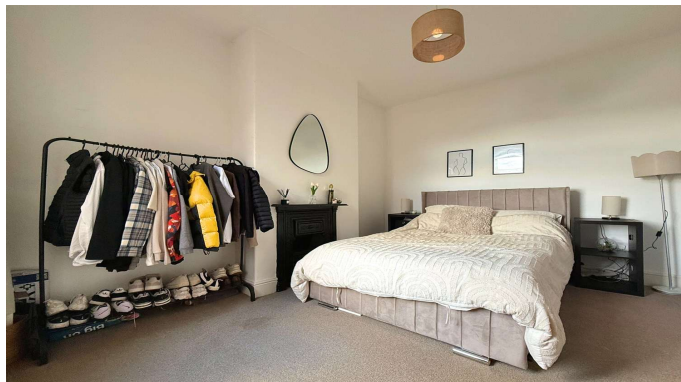
The entrance hall exudes warmth and hospitality, leading into a front living room featuring a spacious bay window. The ground floor also includes a dining room, and a separate kitchen equipped with both base and eye-level units, along with convenient understairs storage and access to the rear garden.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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

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

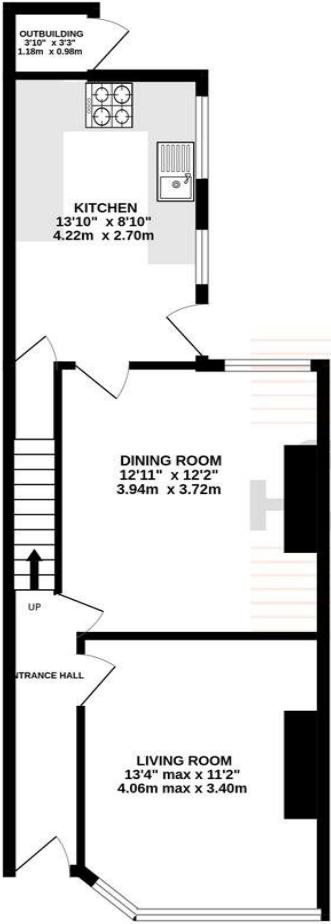
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

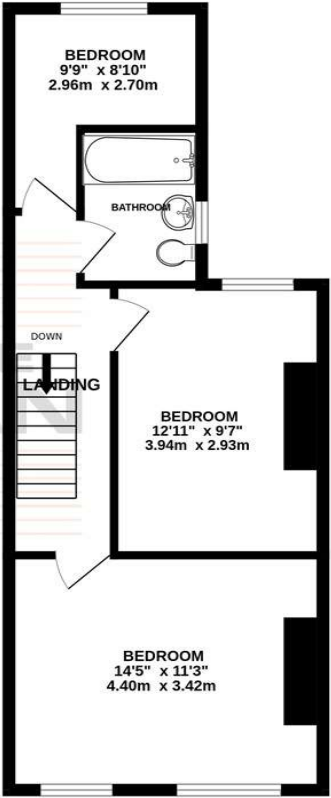
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GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



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 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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