



**GASCOIGNE
HALMAN**

Hall Avenue, Sale
Offers Over £350,000

THE AREA'S LEADING ESTATE AGENCY



A tastefully appointed and well-proportioned period terraced home, set on a charming cul-de-sac close to Ashton-on-Mersey village, with two reception rooms, immaculate refitted kitchen, two well sized double bedrooms, plus charming original features, with a generous secluded rear garden, conveniently close to Sale, popular schools, key transport links and useful amenities.

Property details

- Within Convenient Reach of Ashton on Mersey Village
- Beautifully Presented Throughout
- Spacious Rear Garden
- Secluded Cul-De-Sac Location
- Charming Original Features



About this property

Having been comprehensively enhanced and sympathetically improved throughout, an impressive and characterful terraced home, with generous accommodation throughout, whilst enjoying a secluded landscaped rear garden, and with an idyllic setting close to Ashton-on-Mersey village, in catchment of Trafford's finest primary and secondary schools, Sale, key transport links and useful amenities.

The home begins with handsome traditional elevations with beautiful sash windows, upon entry is a welcoming entrance hallway, off the hall is an open plan dual reception room layout, with a spacious living room to the front complete with feature fireplace and alcove inbuilt storage, and a well sized dining room with feature fireplace and twin doors to the garden, ahead is an immaculate refitted separate kitchen with contrasting contemporary tones.

To the first floor, via the spacious landing, are two generously proportioned double bedrooms, with bedroom one being particularly well sized and enjoying large, fitted wardrobes, whilst there is also a modern fitted bathroom.

The home enjoys numerous improvements throughout whilst being complimented by a wealth of original and restored features.

Externally the home benefits from a charming walled and gated front garden with walkway, whilst to the rear is a secluded rear garden, with fenced and walled boundaries, and stone patio.









DIRECTIONS

M33 5WG

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

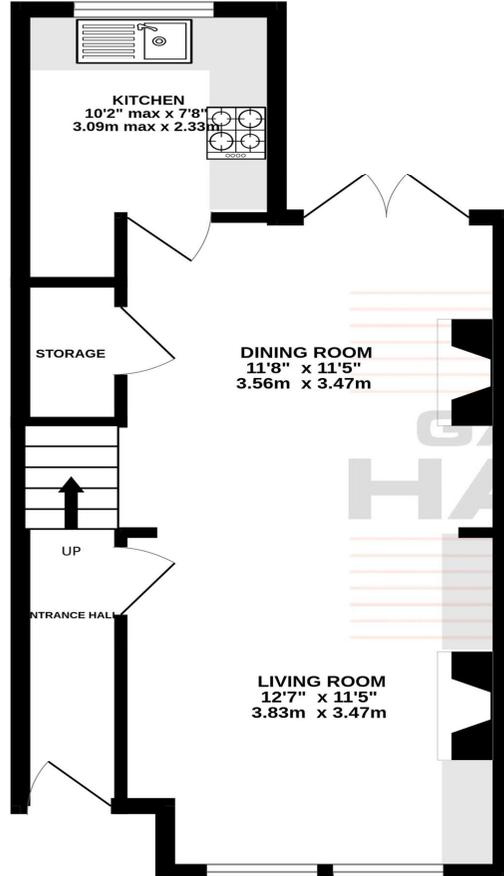
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

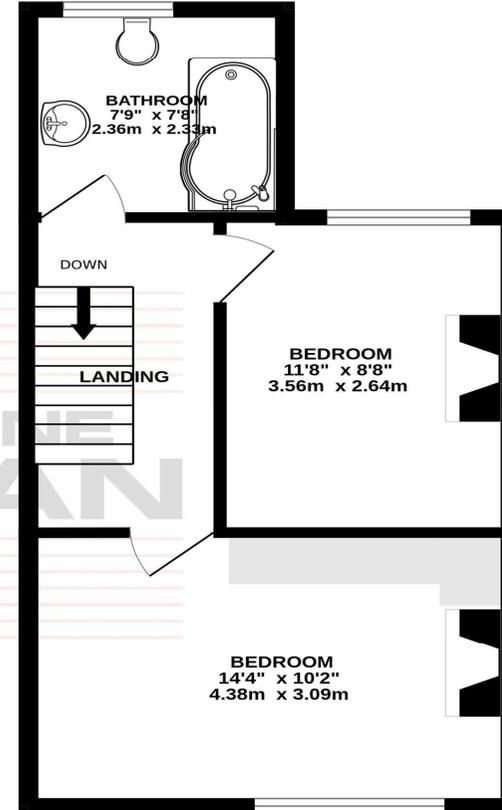
No

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GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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