



**GASCOIGNE
HALMAN**

Windermere Avenue, Sale
Asking Price £675,000

THE AREA'S LEADING ESTATE AGENCY



Spacious Three-Bedroom Detached Family Home in a Highly Sought-After Cul-De-Sac, Featuring Open Plan Living, Garage with Bar Area, and Convenient Access to Schools and Transport.

Property details

- Three Bedroom Detached Family Home
- Cul-De-Sac Location
- Highly Sought After Location
- Living Room and Separate Open Plan Living Dining Kitchen
- Rear Garden, Garage and Bar Area
- Within Convenient Reach of Local Schools and Transport Links



About this property

Situated in a highly sought-after cul-de-sac on Windermere Avenue, Sale, this impressive three-bedroom detached family home offers a perfect blend of spacious living and convenient location. Boasting two well-proportioned reception rooms, including a comfortable living room and a separate open-plan living dining kitchen, ideal for modern family life and entertaining.

The accommodation comprises three bedrooms and a contemporary bathroom, all thoughtfully designed to maximise space and natural light. Outside, the property benefits from a private rear garden, a garage, and a versatile bar area, providing excellent additional space for relaxation and socialising.

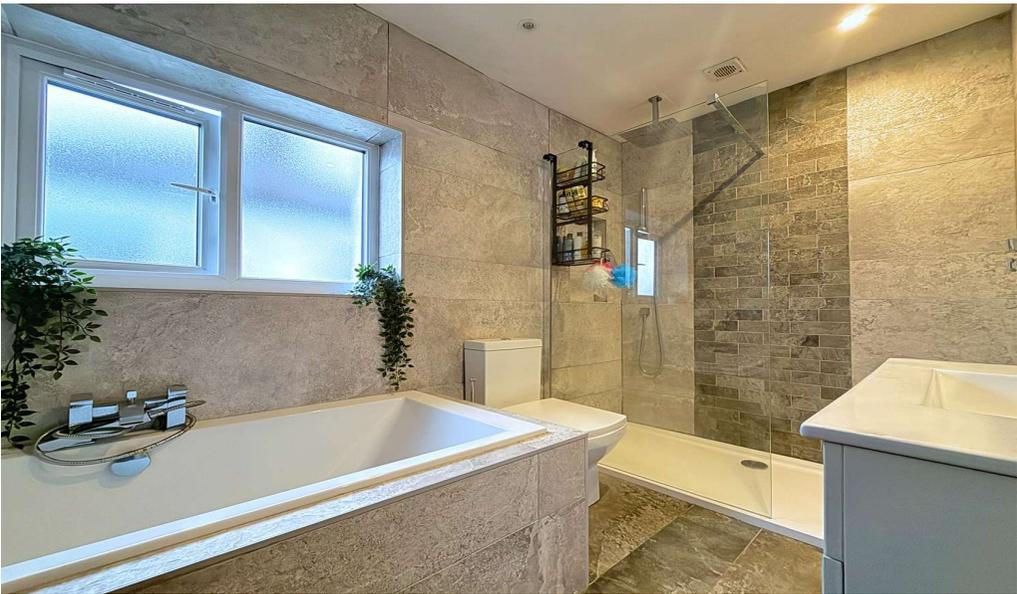
Located within easy reach of local schools and transport links, this residence combines the tranquility of a cul-de-sac setting with excellent accessibility. This home represents a fantastic opportunity for families seeking a quality property in a desirable neighbourhood.















DIRECTIONS

M33 3FP

COUNCIL TAX BAND

E

TENURE

Leasehold

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

Cable

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

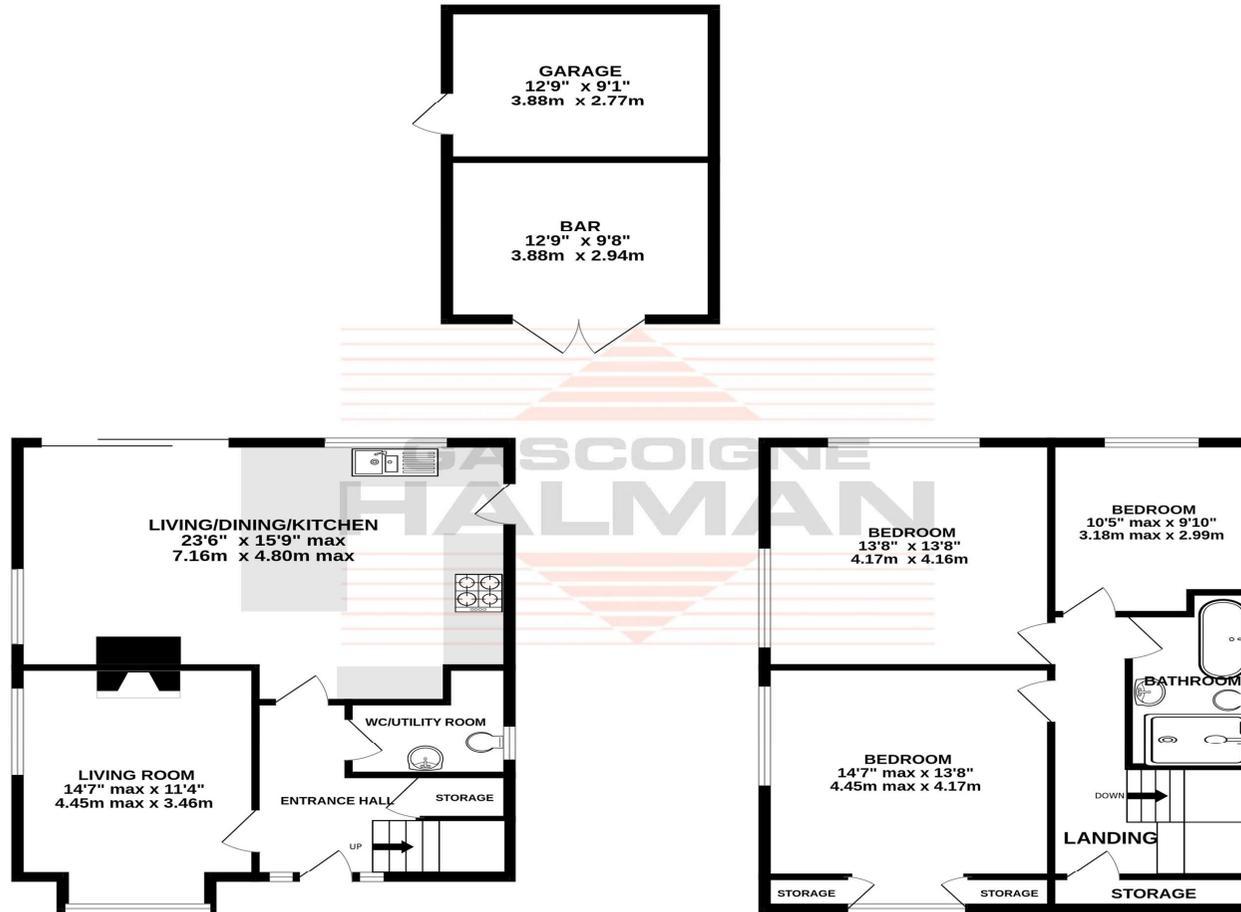
HAS PROPERTY BEEN FLOODED IN 5 YEARS

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
858 sq.ft. (79.7 sq.m.) approx.

1ST FLOOR
664 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 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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