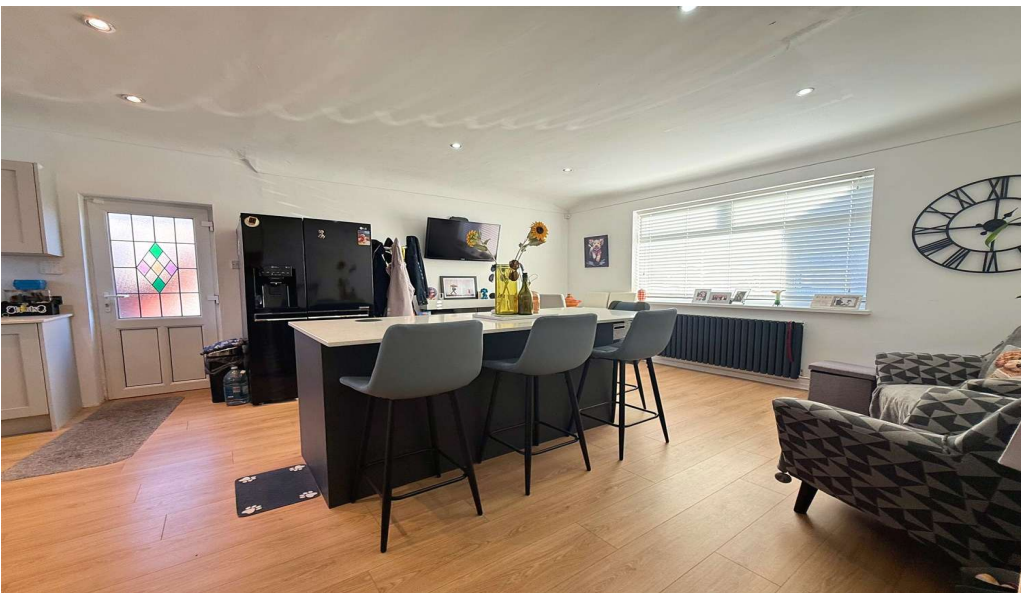




**GASCOIGNE
HALMAN**

St. Martins Road, Sale
£450,000

THE AREA'S LEADING ESTATE AGENCY



An excellent opportunity to acquire a spacious, extended detached bungalow located in Ashton on Mersey Village. The property features a generous living room, an open plan living/kitchen/diner, two bedrooms, and a bathroom, providing ample accommodation. Additionally, it includes off-road parking, a detached garage, and a private garden at the rear. Situated in a highly sought after location, within convenient reach of renowned local schools and amenities.

Property details

- Detached Extended Bungalow
- Driveway for Multiple Vehicles
- Modernised Throughout
- Open Plan Kitchen Diner
- Separate Living Room with Access to the Rear Garden
- Two Double Bedrooms



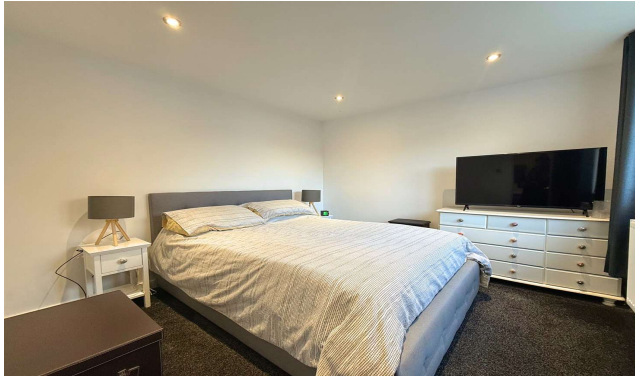
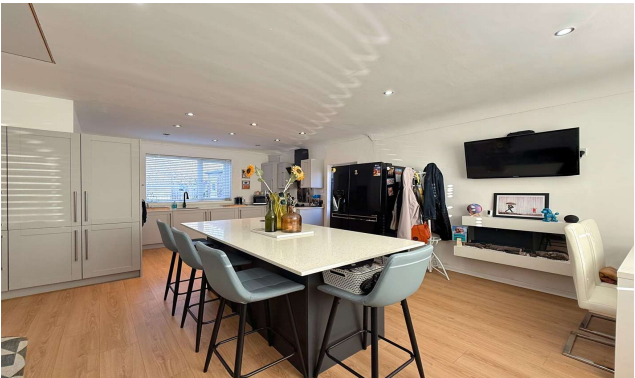
About this property

Situated on the desirable St. Martins Road in Sale, this beautifully extended detached bungalow offers a superb opportunity to acquire a modernised home ideal for a range of buyers. Boasting two generously sized double bedrooms and a contemporary bathroom, the property is perfectly suited to a buyer seeking single-level living.

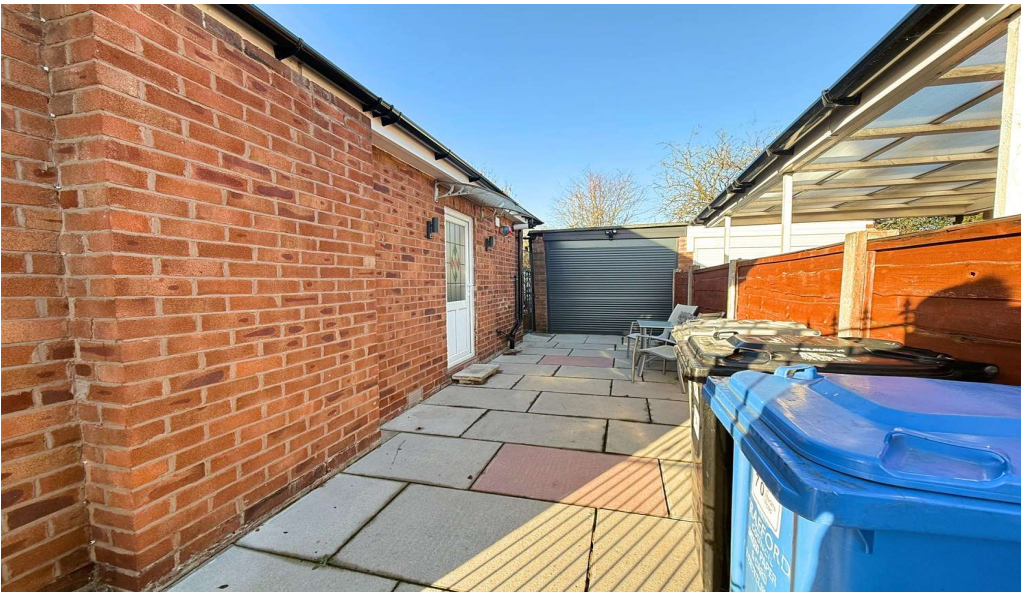
The accommodation includes a good-sized living room, providing a comfortable and inviting space with direct access to the rear garden, ideal for indoor-outdoor entertaining. The open plan kitchen diner is a particular highlight, featuring a stylish and practical layout that seamlessly integrates cooking and dining areas, perfect for family meals and social gatherings.

Externally, the property benefits from a driveway with ample space for multiple vehicles, ensuring convenient off-road parking. The rear garden offers a private and tranquil setting, complimenting the overall appeal of this charming bungalow.









DIRECTIONS

M33 5PZ

COUNCIL TAX BAND

D

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		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

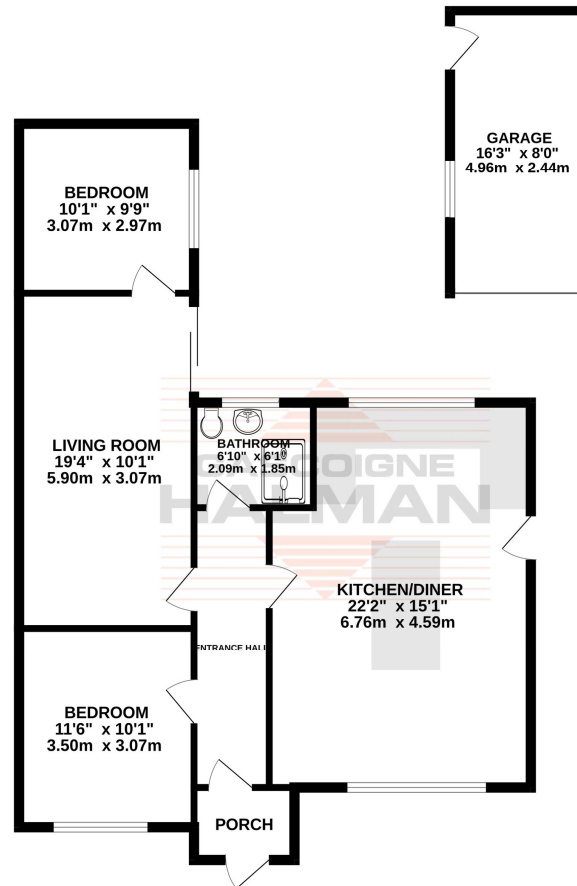
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

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
1001 sq.ft. (93.0 sq.m.) approx.



SQ. FT. INCLUDING GARAGE

TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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