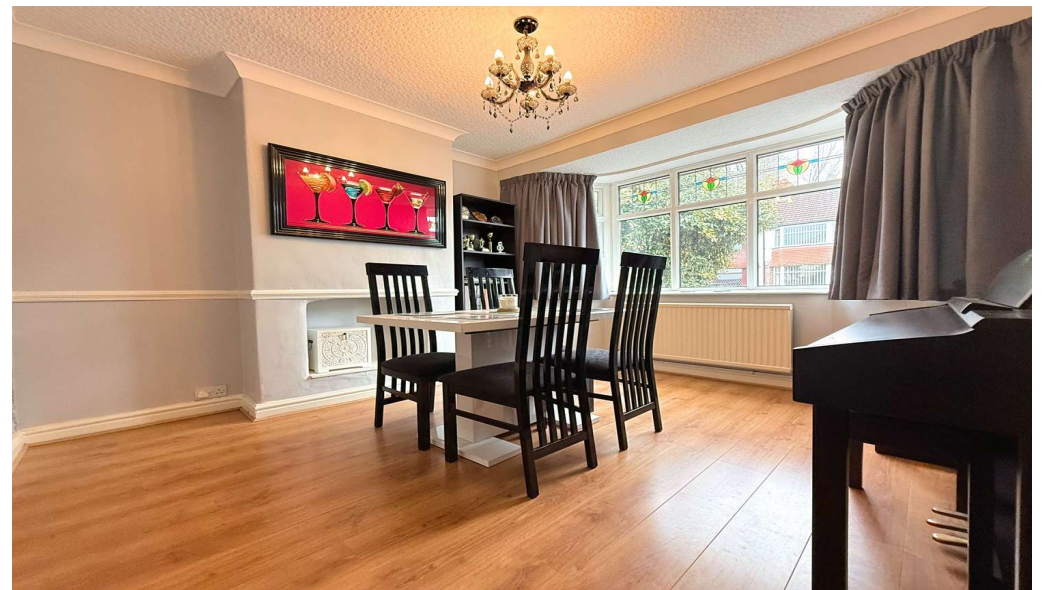
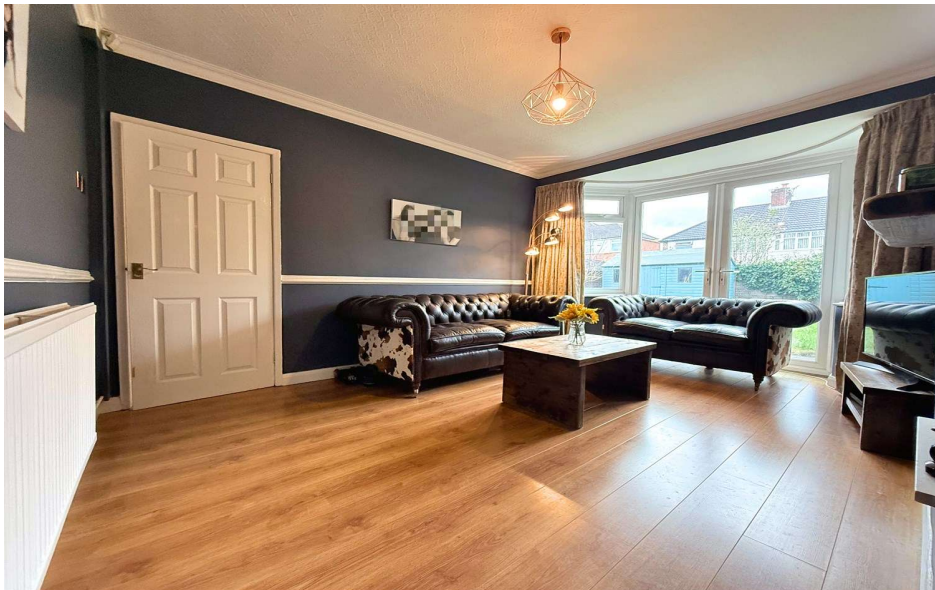




**GASCOIGNE
HALMAN**

Arcadia Avenue, Sale
£540,000

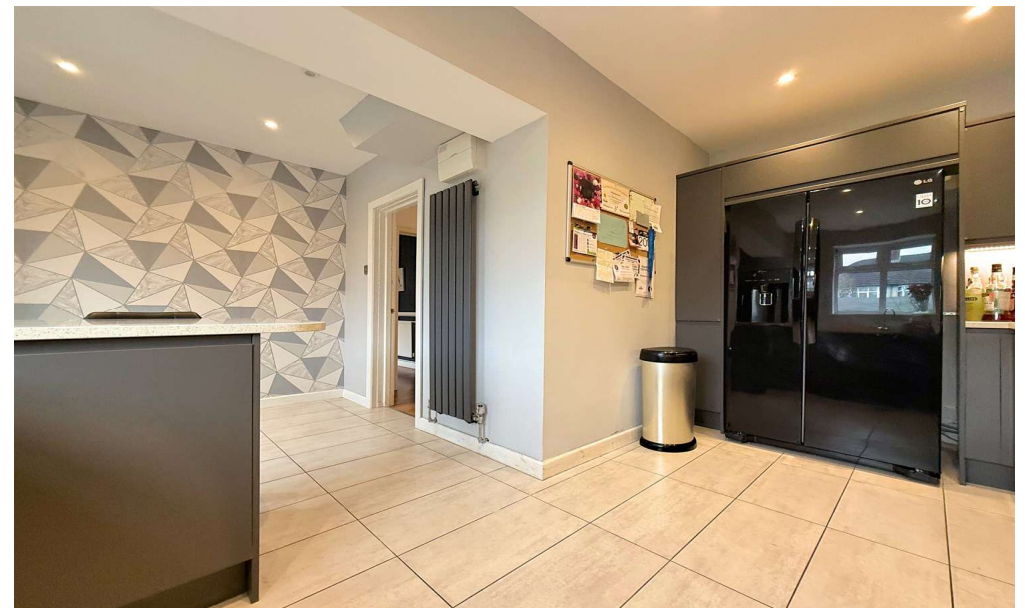
THE AREA'S LEADING ESTATE AGENCY



This spacious family home reveals family accommodation approaching 1300 sqft. Positioned in a highly desirable location the property includes spacious reception rooms along with four well presented bedrooms, two bathrooms and open plan modern kitchen/diner.

Property details

- Highly Desirable Location Close to Heyes Lane Primary & Brooklands Primary School & Brooklands Metrolink
- Bay Fronted Extended Semi Detached Family Home
- Quiet Cul-de-sac Position with a Private Setting
- Four Generous Bedrooms & Two Bath/Shower Rooms
- Private Enclosed Rear Garden with Driveway Providing Ample Parking
- Ideal For Someone Looking For Their Next Family Home



About this property

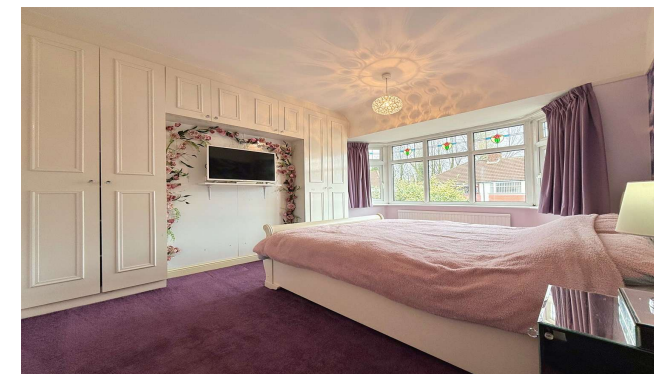
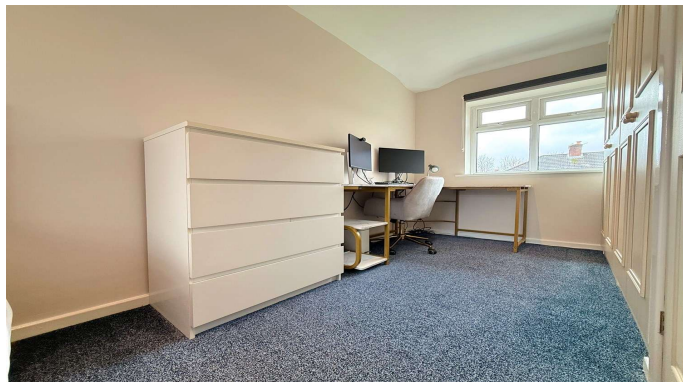
Nestled in a convenient residential area, it provides access to local amenities including shops, schools, and parks. It is also in close proximity to Sale Town Centre as well as a short walk to the Brooklands Metrolink. The property boasts excellent transport links to Manchester, Stockport, and the M56 and M60 motorways.

To the ground floor the property reveals an inviting entrance hallway which leads to an immaculate living room with separate dining room - both with feature bay windows. To the rear is an open plan kitchen/dining room with a range of integrated appliances, eye and base level units and double doors leading out onto the rear garden. A utility room/shower room completes the ground floor accommodation.

To the first floor there are four well presented bedrooms, with the fourth currently being used as a home office and a modern family bathroom. There is also a large, boarded loft area with access ladder offering fantastic storage space and ripe for conversion.

Externally a double driveway provides off road parking and a large south-west facing private established garden is located to the rear.











DIRECTIONS

M33 3RY

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		
69-80	C		72 C
55-68	D	63 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

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

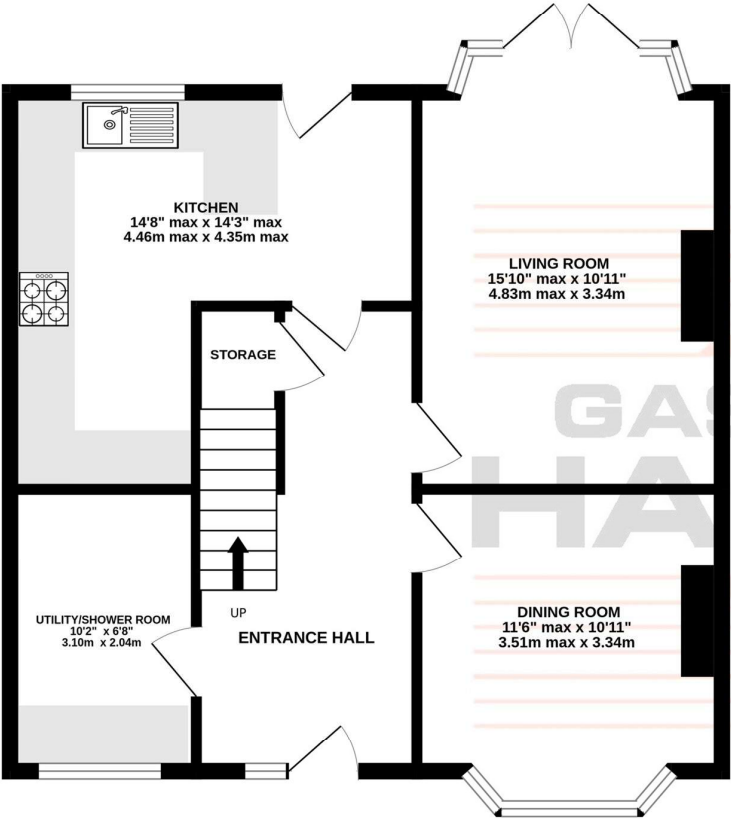
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

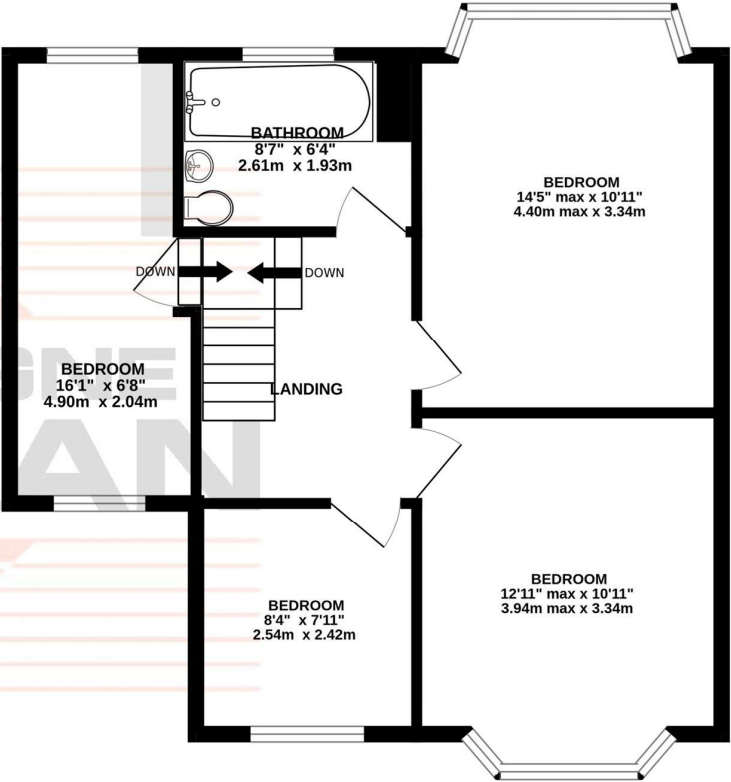
No

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
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1290sq.ft. (119.8 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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THE AREA'S LEADING ESTATE AGENCY

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