



**GASCOIGNE
HALMAN**

Wenlock Road, Sale
£450,000

THE AREA'S LEADING ESTATE AGENCY



This magnificent bay fronted semi detached family home is positioned in a highly desirable residential location within walking distance of Brooklands Primary School & Brooklands Metrolink. The property has been lovingly & stylishly modernised throughout, offering beautiful family accommodation which must be viewed to be appreciated.

Property details

- Walking Distance to Brooklands Primary School
- Privately Enclosed Rear Garden & Off Road Parking
- Bay Fronted Three Bedroom Semi Detached Family Home
- Conveniently Located for Brooklands Metrolink
- Approaching 1000 sqft Of Accommodation
- No Chain - Must Be Viewed To Be Appreciated



About this property

This beautifully cared for family home is positioned on a spacious corner plot offering the potential to extend (STPP). The property occupies a privileged setting close to excellent transport links as well as outstanding primary & secondary schools.

Internally a hallway, with useful WC, leads to a stunning bay fronted lounge/dining room along with a fitted kitchen and additional sitting room boasting sliding doors out onto the rear garden.

To the first floor the accommodation reveals three generous bedrooms and three piece family bathroom.

Externally the property reveals mature private established gardens to the rear with a block paved landscaped driveway, with the added benefit of an EV charging point leading to a detached garage. No Chain.







DIRECTIONS

M33 3TR

COUNCIL TAX BAND

C

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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

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

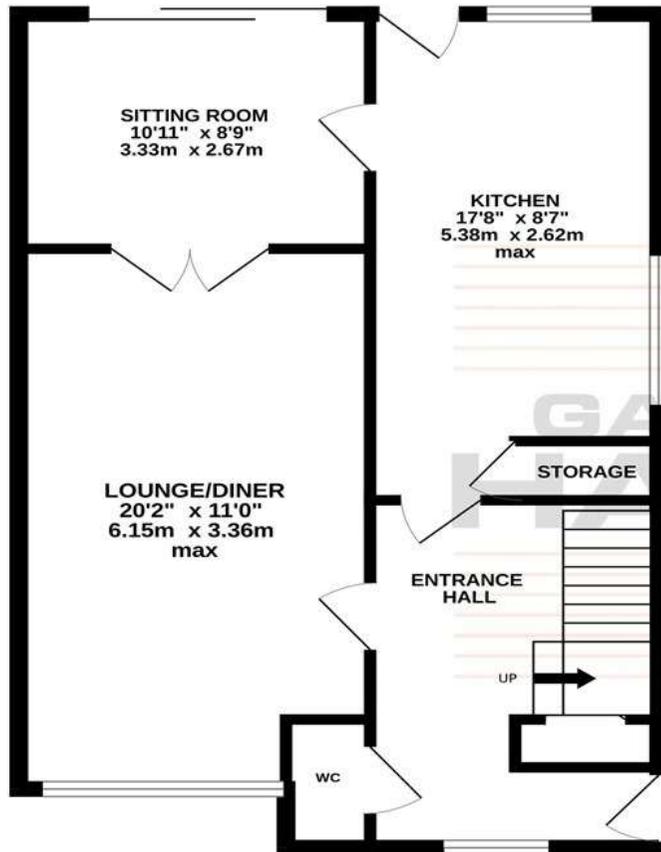
None

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
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 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.
Made with Metropix ©2024



THE AREA'S LEADING ESTATE AGENCY

0161 962 8700 sale@gascoignehalman.co.uk
96 School Road, Sale, Cheshire, M33 7XB