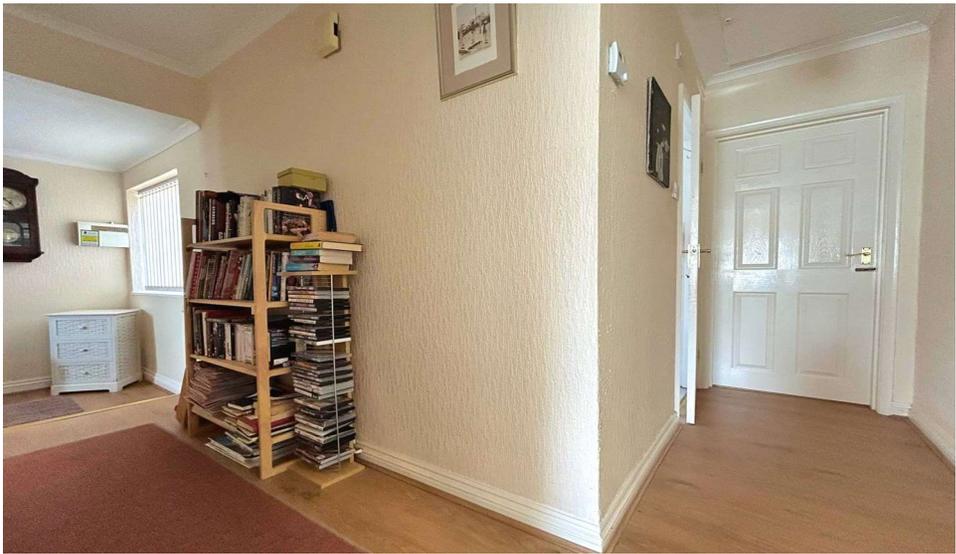




**GASCOIGNE  
HALMAN**

Goodwood Avenue, Sale  
**£400,000**

THE AREA'S LEADING ESTATE AGENCY



This two double bedroom link detached bungalow offers generous living space that is sure to accommodate a diverse range of individuals.

Situated at the center of a tranquil cul-de-sac, this delightful bungalow provides convenient access to transportation options, including nearby Metrolink stations and bus stops, as well as local amenities found in Timperley Village and Brookway Retail Park, along with outstanding schools.

## Property details

- Spacious Link Detached Bungalow
- Quiet & Convenient Residential Setting
- Two Double Bedrooms & Modern Bathroom
- Spacious Corner Plot With Well Manicured Gardens To Three Sides
- Off Road Parking & Integral Garage
- Prominently Positioned Close To Local Amenities & Excellent Transport Links



## About this property

Situated in a tranquil and accessible area, this two double bedroom link detached bungalow is sure to attract a range of buyers.

Showcasing a generous corner plot, the property features a porch and a large entrance hallway. At the front, there is a spacious lounge with a distinctive bay window and an open dining area, while a stunning modern kitchen is equipped with various fitted appliances. Off the hallway, you will find two double bedrooms and a bathroom that includes a contemporary three-piece suite. Adjacent to the kitchen is a sizable conservatory with French doors leading to the rear garden.

At the back of the property, there is a large private established enclosed garden that extends around three sides of the home, and at the front, a spacious driveway provides access to an integral garage.



# GASCOIGNE HALMAN



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## DIRECTIONS

M23 9JQ

## 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

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	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

Ask Agent

## 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

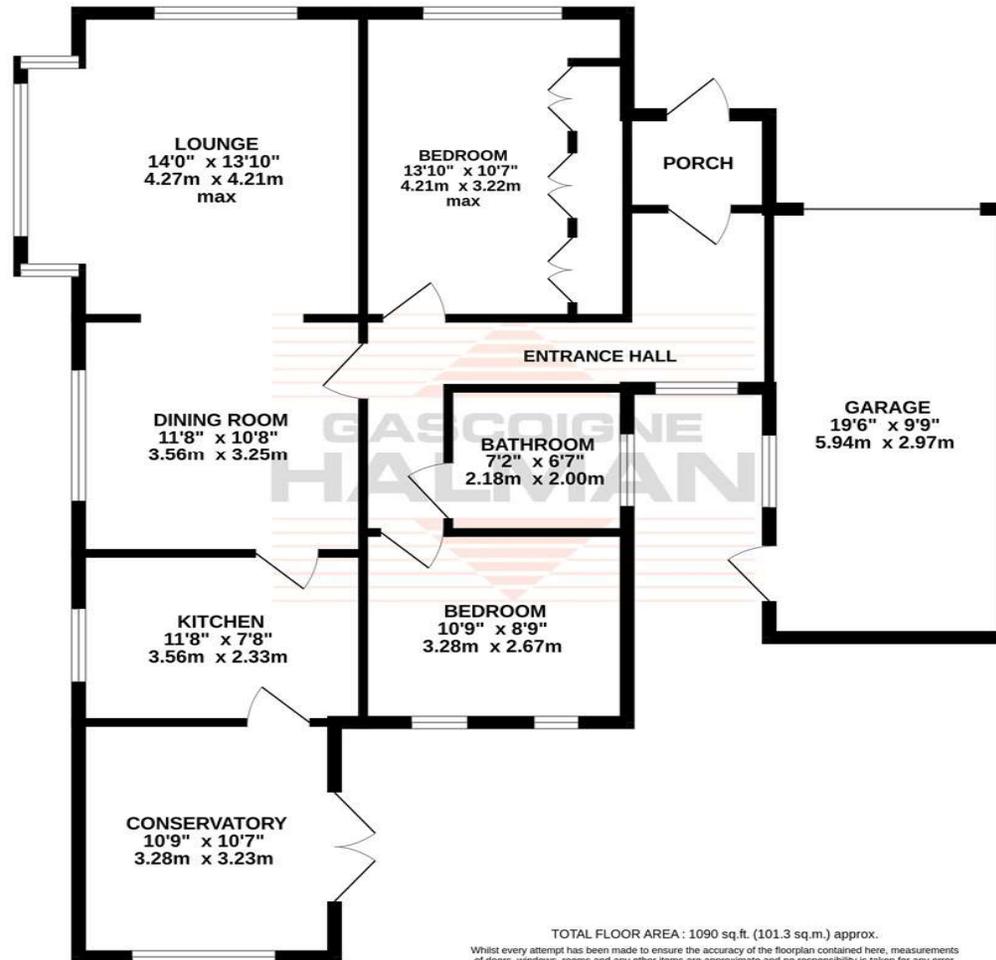
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR  
1090 sq.ft. (101.3 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.3 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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0161 962 8700 [sale@gascoignehalman.co.uk](mailto:sale@gascoignehalman.co.uk)  
96 School Road, Sale, Cheshire, M33 7XB