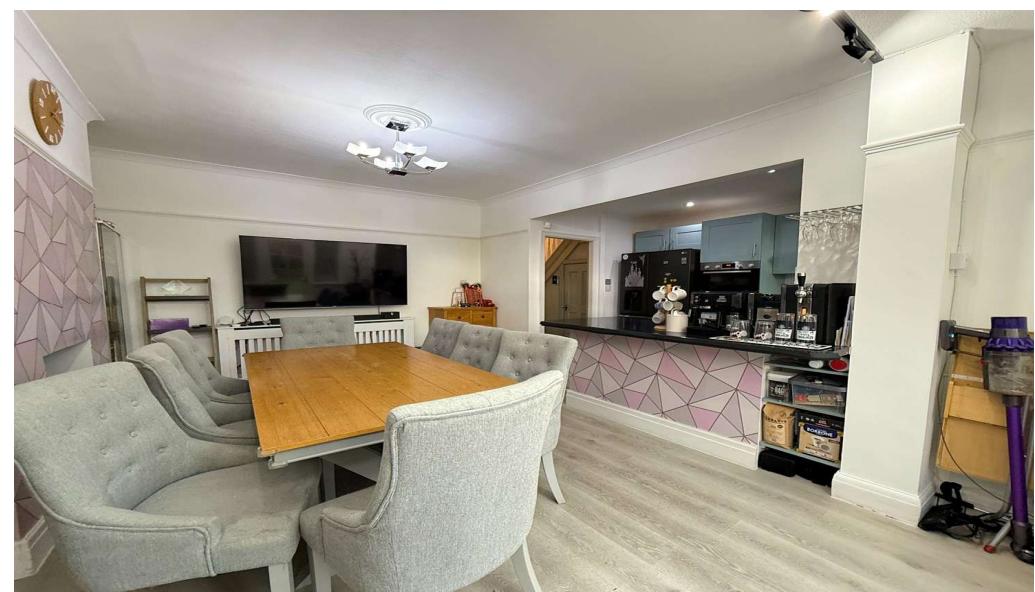




**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

York Road, Sale
£550,000



This impressive bay fronted semi-detached residence, offers exceptional family living space of nearly 1200 sq/ft.

Conveniently situated near Sale and within the catchment area of some of Trafford's most esteemed schools, this property presents a remarkable opportunity for discerning buyers seeking an immaculate family home.

Property details

- Within Convenient Reach of Sale Town Centre & Sale Metrolink
- Beautifully Presented Bay Fronted Semi Detached Family Home
- Four Well Proportioned Bedrooms
- Detached Outbuilding for Potential Living Accommodation or Home Office
- Driveway Parking and Private Rear Garden
- Accommodation over Three Floors



About this property

This spacious semi-detached property offers exceptional living space throughout. The entrance hallway provides a warm welcome to this meticulously maintained home.

At the front, a stylish bay-fronted lounge is complimented by a well-designed open-plan kitchen and dining area at the rear.

The first floor features three generous bedrooms along with a sophisticated family bathroom, while the second floor boasts an additional double bedroom with an en-suite shower room.

Outside, a driveway equipped with an EV charging point leads to an outbuilding with electricity, perfect for use as a home office or additional living space, alongside a private, enclosed rear garden.









DIRECTIONS

M33 6EZ

COUNCIL TAX BAND

C

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 MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 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 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

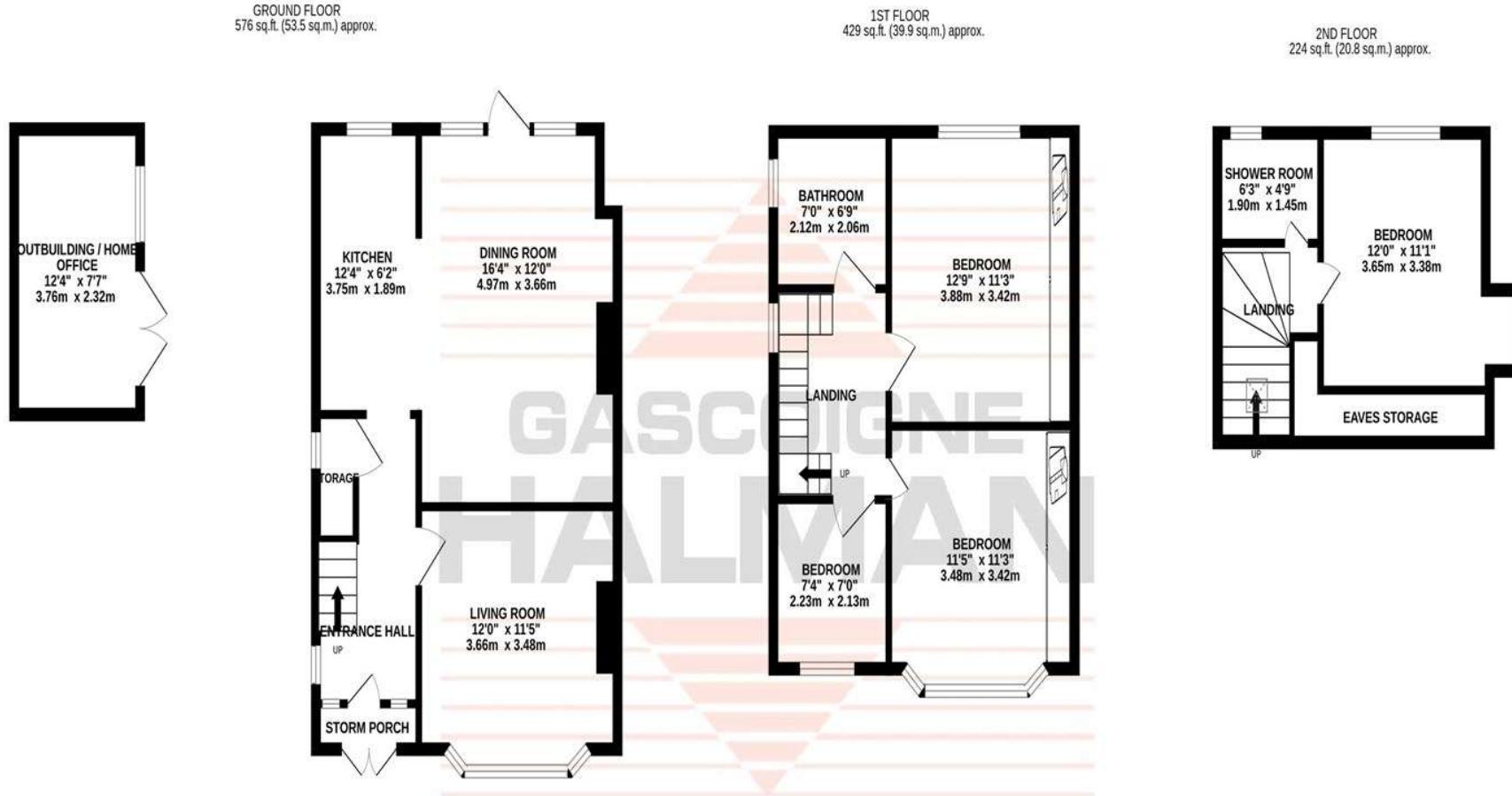
SOURCES OF FLOODING

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.



TOTAL FLOOR AREA : 1230 sq.ft. (114.2 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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