



**Gaydon Road, Sale, Trafford, M33**

**Offers Over: £400,000**

*Freehold*

# Gaydon Road, Sale, Trafford, M33

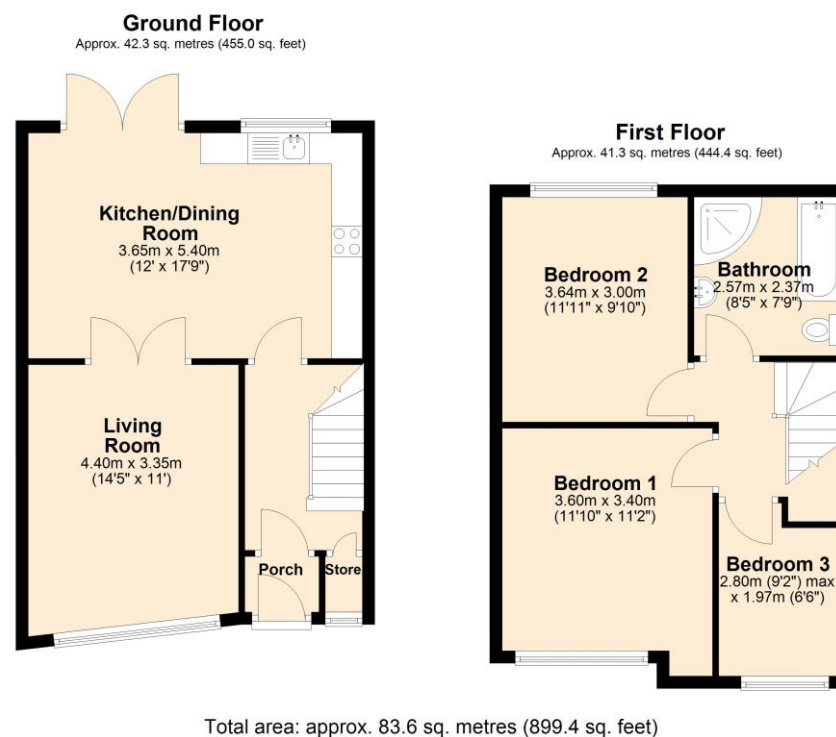
\* NO CHAIN \* Nestled in the sought-after area of Sale, close to popular schooling and within easy reach of both Sale Town Centre and Ashton Upon Mersey Village is this charming three-bedroom semi-detached home. From the moment you step inside, you'll be greeted by a warm and inviting living space, ideal for creating lasting memories with family and friends.

The open-plan kitchen diner is a highlight of the property, boasting a modern layout, fitted with a range of base and eye level units with both integral and free standing appliances, there is ample space for dining table and chairs. Whether hosting dinner parties or enjoying a casual breakfast, this space is sure to become the heart of your home. Double doors lead to the bright and airy living room with feature fire surround with living flame gas fire inset.

Upstairs, three generously sized bedrooms provide ample space for rest and relaxation. There is also a four piece family bathroom suite with bath, separate shower, WC and wash hand basin.

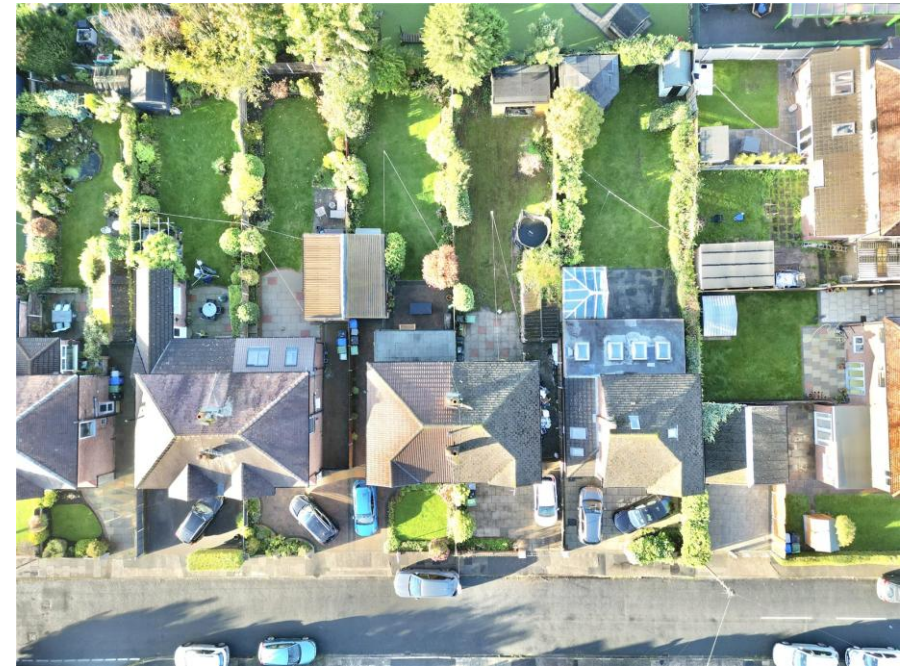
The property's generous garden offers endless possibilities for outdoor enjoyment, from summer barbecues to relaxing evenings surrounded by nature. The off-road parking adds convenience and peace of mind.

Gaydon Road is located close to Sale's vibrant town centre where you can find excellent transport links, highly regarded schools, and a wealth of local amenities, including shops, restaurants, and parks.



- Freehold
- EPC D
- Council Tax D





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | <b>85</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>65</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |           |

## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.