



**GASCOIGNE
HALMAN**

Symons Road, Sale
£450,000

THE AREA'S LEADING ESTATE AGENCY



This beautiful bay fronted semi-detached residence is nestled in a delightful residential area, just a short walk from Sale Town Centre and its numerous amenities. Featuring plenty of off-road parking, three spacious bedrooms, and an open-plan living area at the rear, this property is perfect for anyone seeking their next family home and should be seen to be fully appreciated.

Property details

- Beautifully Presented Semi Detached Residence
- Three Generous Bedrooms & Family Bathroom
- Open Plan Kitchen/Diner/Sitting Room
- Useful Outbuilding With Full Electrics
- Centrally Located Close To Sale Town Centre
- Off Road Parking & Rear Garden



About this property

Situated on the doorstep of Sale town centre, the Metrolink and various amenities are merely a brief stroll away, in addition to some of Trafford's most exceptional schools being in close proximity.

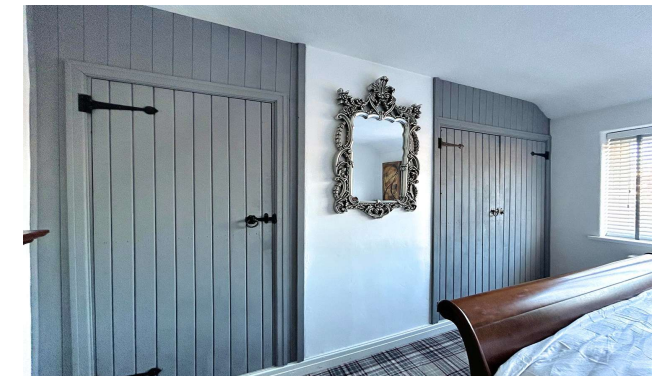
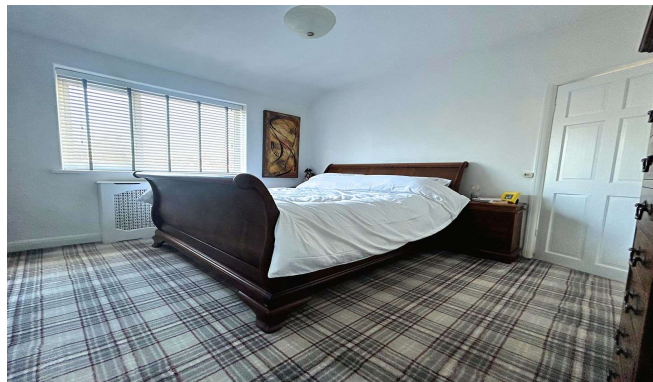
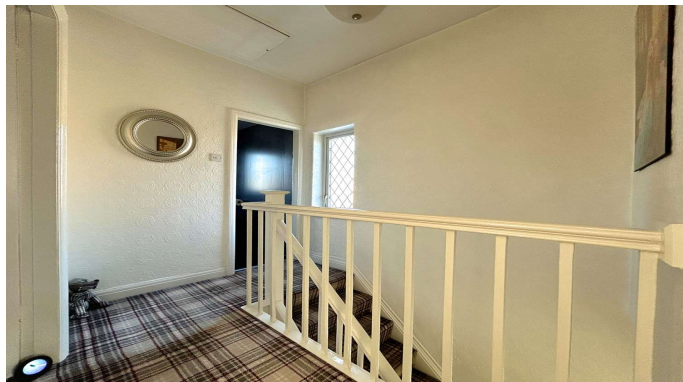
The property has been meticulously maintained and looked after by the current owners.

Upon entering through the front door, the property showcases a spacious and well-lit entrance hallway that leads to a comfortable bay-fronted lounge featuring a prominent bay window and an open fire. At the rear of the ground floor lies the central hub of the home - an open plan kitchen/diner/sitting room. To the left is the sitting area, which includes another open fire and double doors that open onto the rear, while to the right is a modern extended kitchen/diner. A practical rear porch provides access to the rear garden, completing the downstairs accommodation.

On the first floor, there are three ample bedrooms along with a contemporary three-piece bathroom.

Externally, the property features an enclosed rear garden, a spacious outbuilding equipped with electrics, a convenient utility space, and sufficient off-road parking at the front.











DIRECTIONS

M33 7FJ

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		69 C
55-68	D	59 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

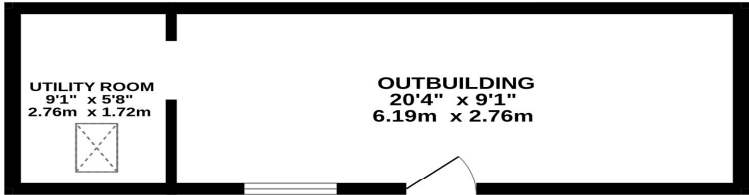
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

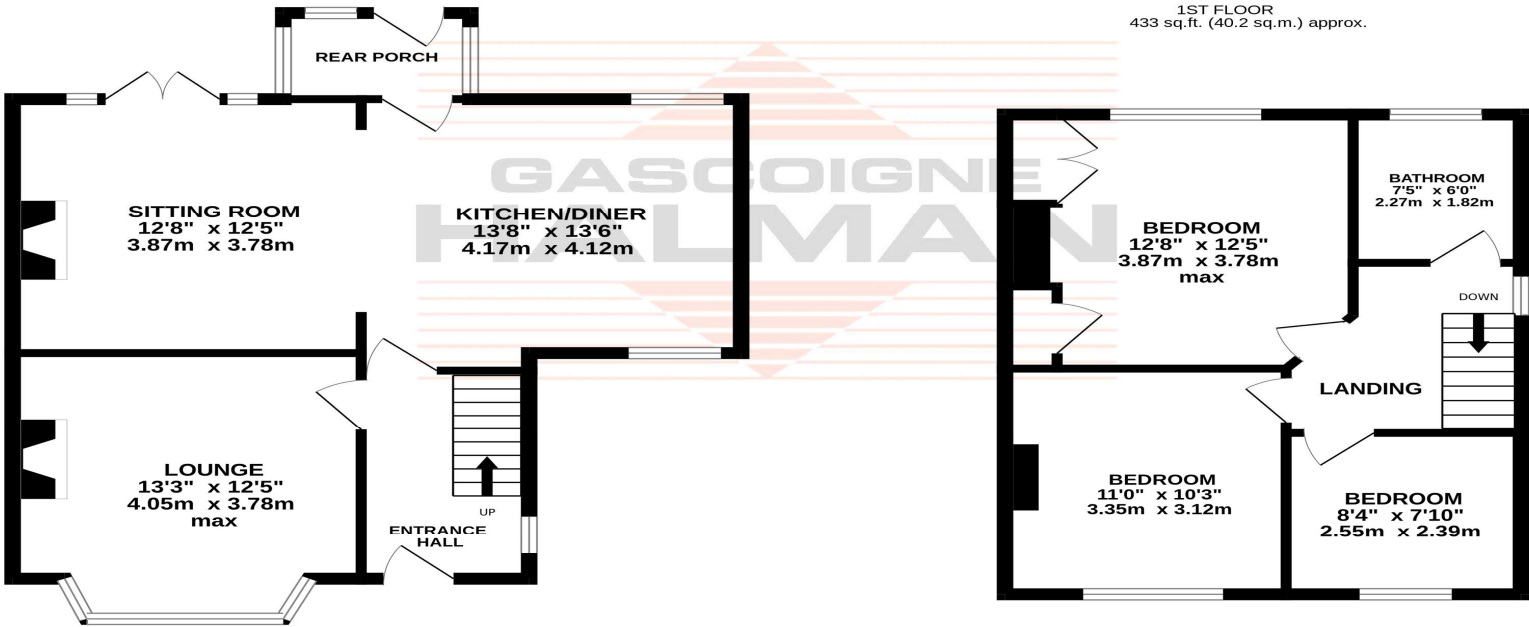
No

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
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1236 sq.ft. (114.9 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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