



**GASCOIGNE
HALMAN**

Ashfield Road, Sale
£685,000

THE AREA'S LEADING ESTATE AGENCY



Stunning Four Bedroom, Double Fronted Detached Family Home Situated in the Centre of Sale, Within Walking Distance to Local Shops and Transport Links. With Three Reception Rooms and a Beautifully Landscaped Rear Garden. Available with No Onward Chain.

Property details

- Double Fronted Detached Family Home with Four Bedrooms
- Four Bedrooms
- Available with No Onward Chain
- Three Reception Rooms
- Within Convenient Reach of Sale Town Centre and Various Local Amenities



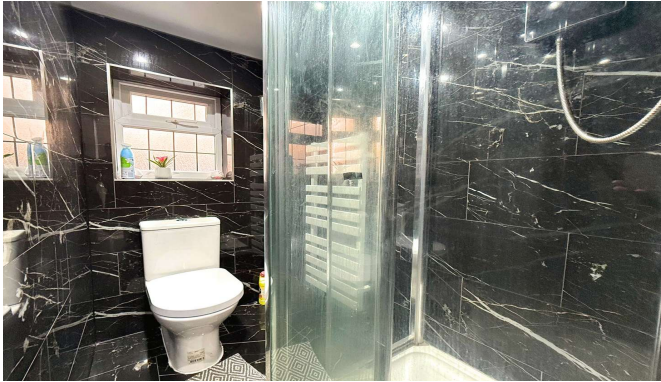
About this property

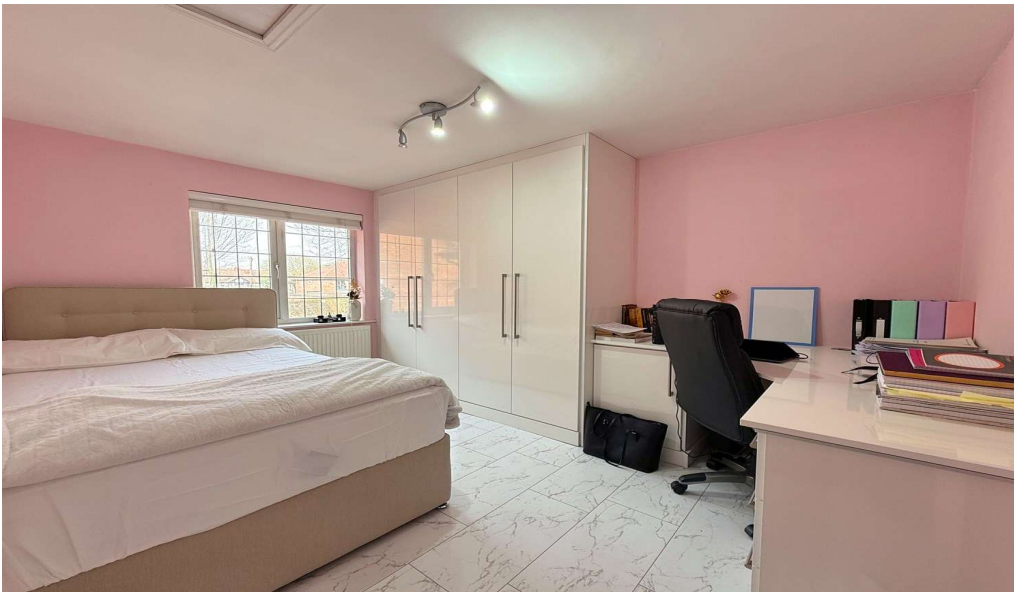
Upon entry, you are welcomed by a bright entrance hall with high ceilings, leading to two bay fronted reception rooms ideal for family living, a downstairs shower room and a further reception room that can be used as a study/office space or additional bedroom. To the rear of the property is a spacious and modern breakfast kitchen fitted with a range of base and eye level units with integrated appliances. Completing the ground floor accommodation is a bright conservatory with double French doors to the rear garden.

To the first floor are four good sized bedrooms and a family bathroom with a four piece suite. Externally, the rear garden is mainly laid to lawn, with fenced borders and a patio area ideal for outdoor dining and entertainment.

The property is offered with no onward chain and is situated in the Heart of Sale Town Centre, within convenient reach of various local amenities.











DIRECTIONS

M33 7DT

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

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	43 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 cabinet

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

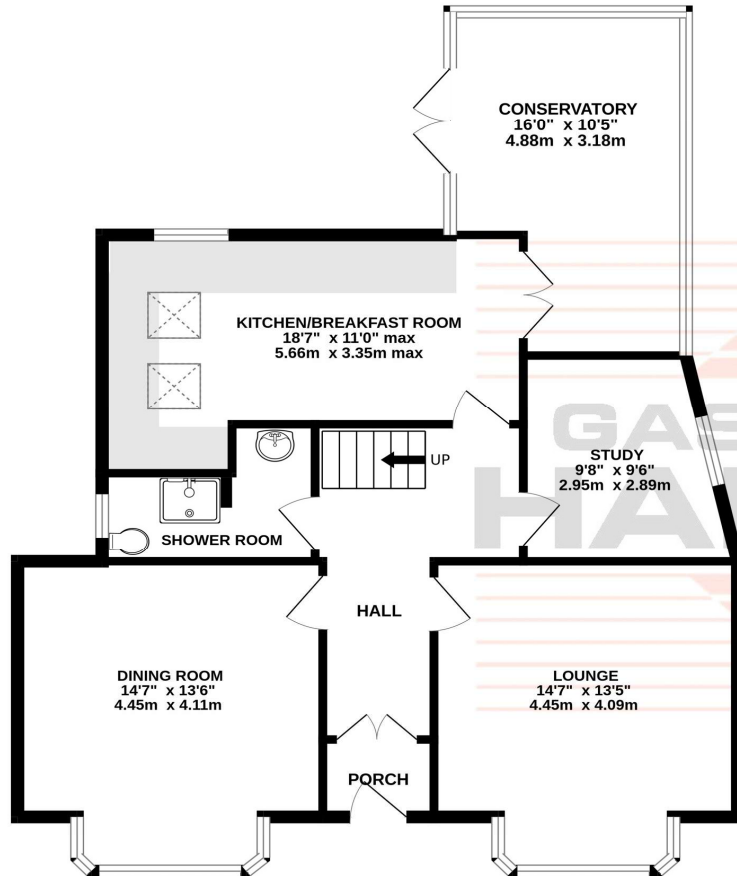
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

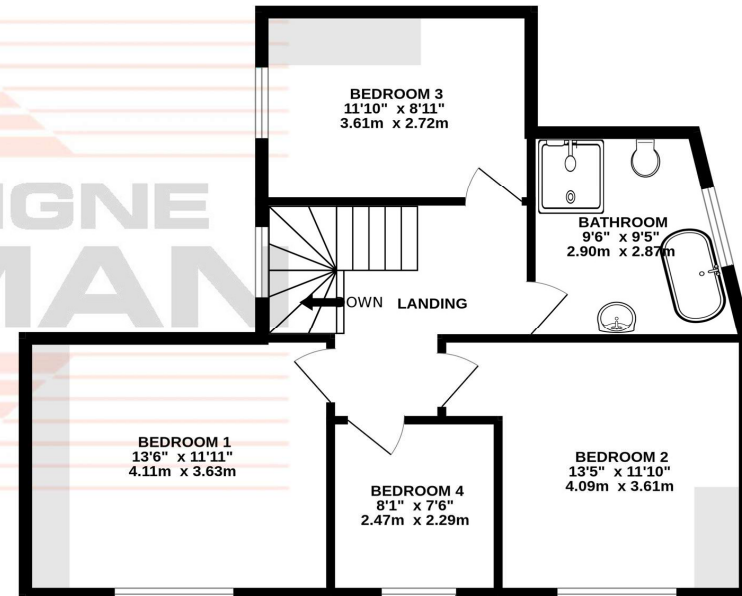
No

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
933 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1574 sq.ft. (146.2 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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