



**GASCOIGNE
HALMAN**

Belmont Road, Sale
Offers Over £440,000

THE AREA'S LEADING ESTATE AGENCY



This beautiful period semi-detached residence is situated in a sought-after area near Sale Town Centre and Park Road Primary School. The property showcases original characteristics while having been modernised throughout, offering generous living space that is sure to attract a range of buyers.

Property details

- Period Semi Detached Property
- Large Master Bedroom With Two Further Generous Bedrooms
- Within Walking Distance to Park Road Primary School & Local Amenities
- Stunning Modern Kitchen/Diner
- Bay Fronted Lounge & Separate Dining Room
- Low Maintenance Rear Garden



About this property

This fantastic period residence offers wonderful accommodation throughout. An entrance hallway leads to a stylish lounge and separate dining room with open plan access to spacious modern kitchen completed to a very high standard.

A useful downstairs WC completes the ground floor accommodation. To the first floor, the property includes a landing which branches out to three well proportioned bedrooms.

Two generous double bedrooms, a slightly smaller third with ample of storage and a modern family bathroom.

The property is conveniently located for Park Road Primary School and Sale Town Centre which is ideal for someone looking for a beautiful family home.



GASCOIGNE HALMAN









DIRECTIONS

M33 6HY

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 B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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

Ask Agent

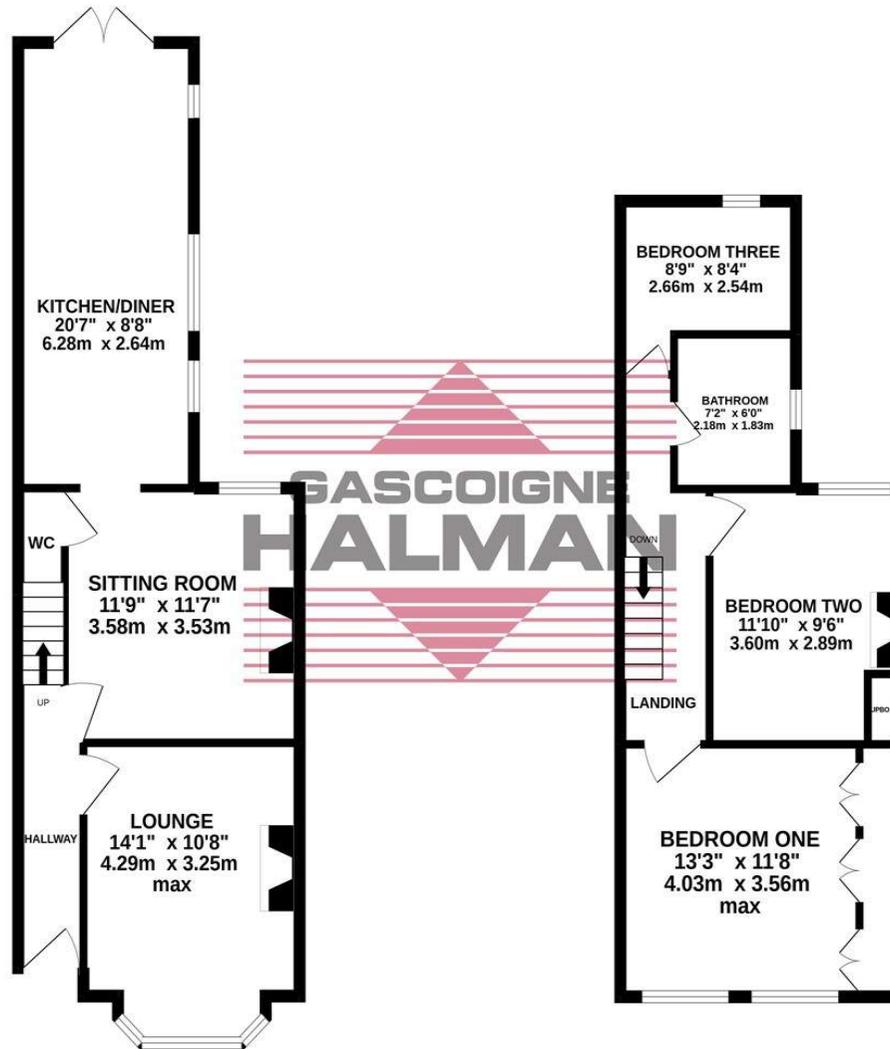
HAS PROPERTY BEEN FLOODED IN 5 YEARS

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
502 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 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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