



**GASCOIGNE
HALMAN**

Coppice Avenue, Sale
Asking Price £599,950.00

THE AREA'S LEADING ESTATE AGENCY



A largely extended, and lovingly maintained detached family home, boasting two spacious reception rooms, refitted kitchen plus large utility, and five bedrooms, enjoying a fine plot with a large secluded garden with woodland aspect to the rear, set within a much sought-after location close to Sale, Ashton-upon-Mersey village, in catchment of popular schools, and useful amenities.

Property details

- Largely Extended Detached Family Home
- Five Bedrooms
- Secluded Rear Garden
- Two Reception Rooms
- Within Easy Reach of Popular Schools
- Driveway and Garage



About this property

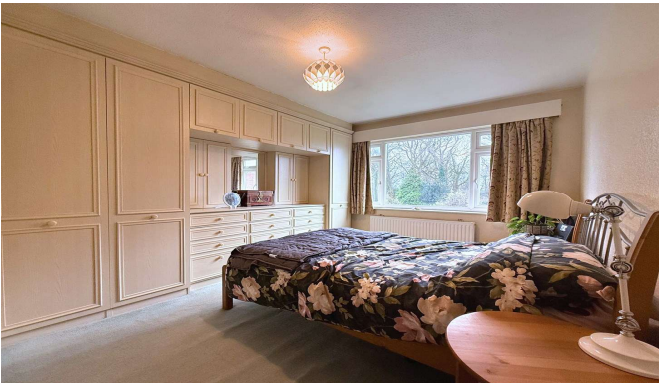
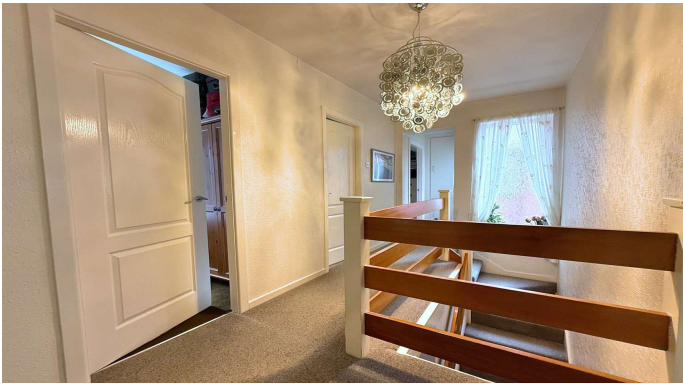
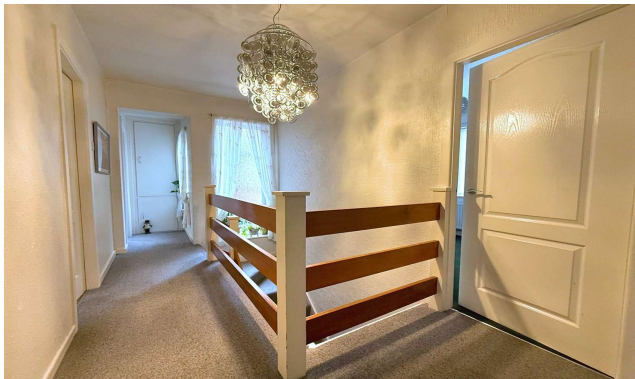
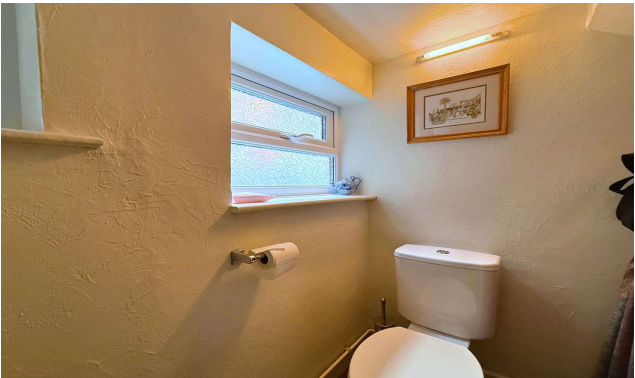
Having been lovingly maintained, attractively appointed and generously extended, an impressive detached family home, with two reception rooms, and five bedrooms, sure to meet the demands of modern family living, with a large plot with secluded gardens and tree lined outlook, and within easy reach of popular schools including Woodheys Primary and Ashton-on-Mersey secondary, close to both Sale and Ashton-upon-Mersey village.

The home begins with a welcoming front aspect with driveway and pleasant front garden, upon entry via the useful entrance porch, is a large welcoming entrance hall complete with cloaks/ w/c, to the left is well sized dining room, with a large extended living room ahead enjoying floor to ceiling window and garden access, ahead of the hall is a separate modern refitted kitchen with space for a dining table, off the kitchen is a well sized useful utility room providing access to the front and rear of the house. There is also an integral garage with up and over door.

To the first floor, off the spacious landing, are five well sized bedrooms, with four being doubles, and two enjoying fitted wardrobes, and a modern refitted four piece family bathroom with attractive tiling.

Externally to the rear is a large secluded rear garden, mainly laid to lawn, with mature boundaries and borders, stone patio, and a charming tree-lined outlook over local woodland.











DIRECTIONS

M33 4ND

COUNCIL TAX BAND

E

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	73 C	78 C
55-68	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

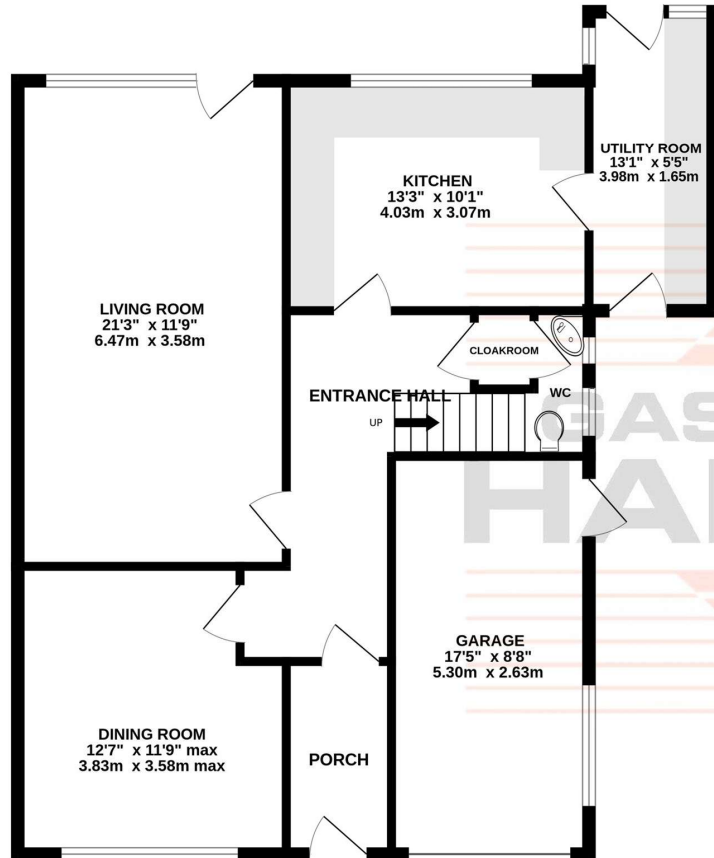
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

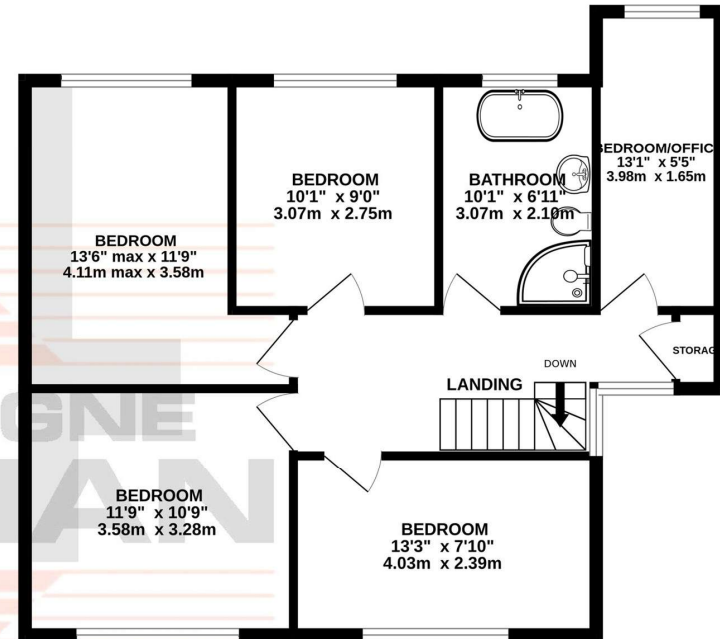
No

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
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1610 sq.ft. (149.5 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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