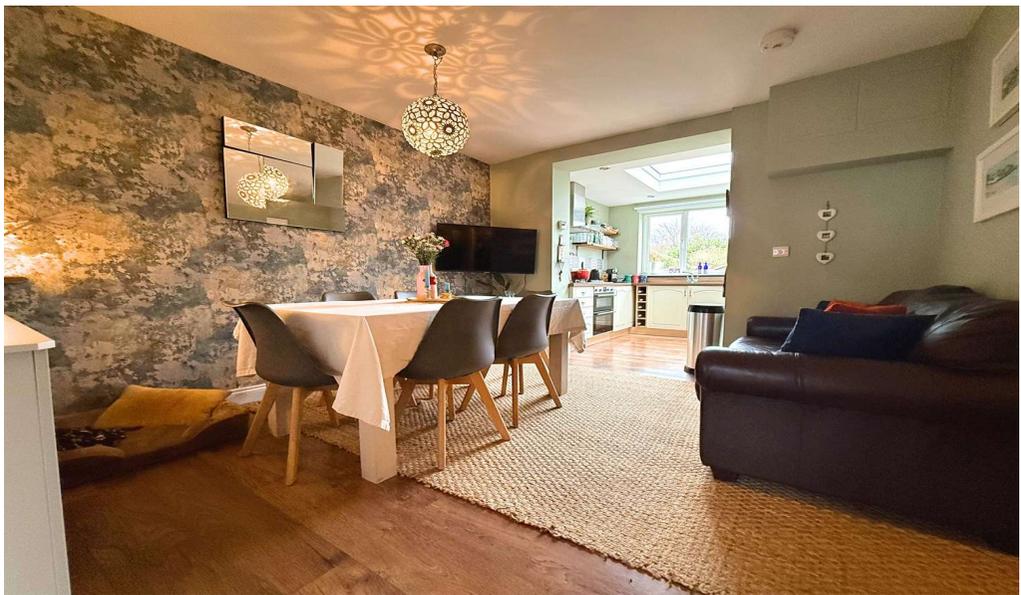




**GASCOIGNE
HALMAN**

Greenbank Road, Sale
£389,950

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented three bedroom terraced property, within walking distance of Ashton on Mersey Village, with two reception rooms and a large rear garden ideal for a wide range of buyers. The property benefits from off road parking and is located within convenient reach of renowned primary and secondary schools.

Property details

- Three Bedrooms
- Beautifully Presented Throughout
- Highly Sought After Location Close to Renowned Primary and Secondary Schools
- Stunning Terraced Home with Off Road Parking and Large Rear Garden
- Two Reception Rooms and a Bright Kitchen Space
- Within Walking Distance to Ashton on Mersey Village



About this property

Situated in the highly sought-after Greenbank Road area of Sale, this beautifully presented three-bedroom terraced house combines style, space, and location, presenting a fantastic opportunity to acquire a desirable family residence in Sale.

Boasting a spacious layout, the property features a bright living room with feature fireplace, leading to an open dining area and a bright, modern kitchen, providing ample living space for everyday comfort and entertaining. A downstairs WC and ample understairs storage complete the ground floor accommodation.

To the first floor are three generous bedrooms and a contemporary bathroom, thoughtfully designed to meet the needs of a growing household. Externally, the property benefits from off-road parking and a large rear garden, mainly laid to lawn with a patio area, ideal for outdoor dining, activities and relaxation.

Conveniently located within walking distance to Ashton on Mersey Village, residents will enjoy easy access to a variety of local amenities, shops, and dining options. Additionally, the home is situated close to renowned primary and secondary schools, making it an ideal choice for families seeking quality education nearby.











DIRECTIONS

M33 5PL

COUNCIL TAX BAND

B

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

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

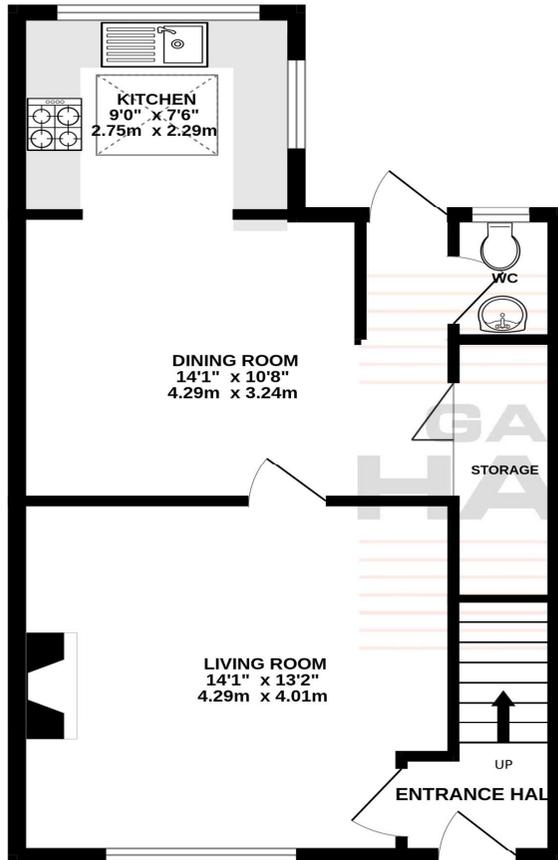
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

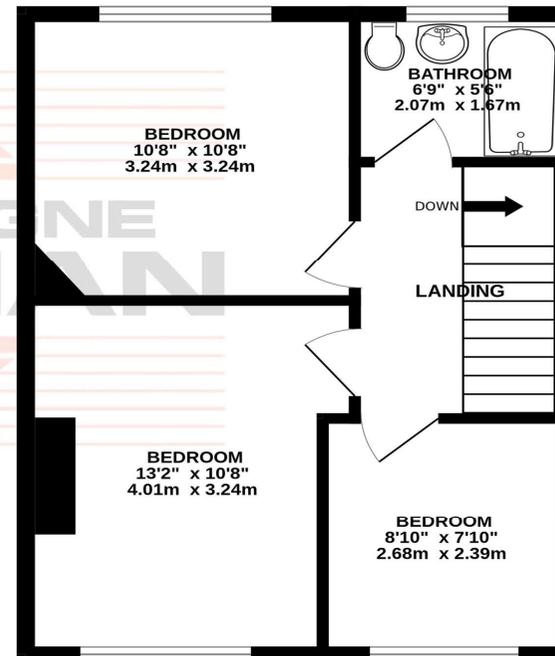
No

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
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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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