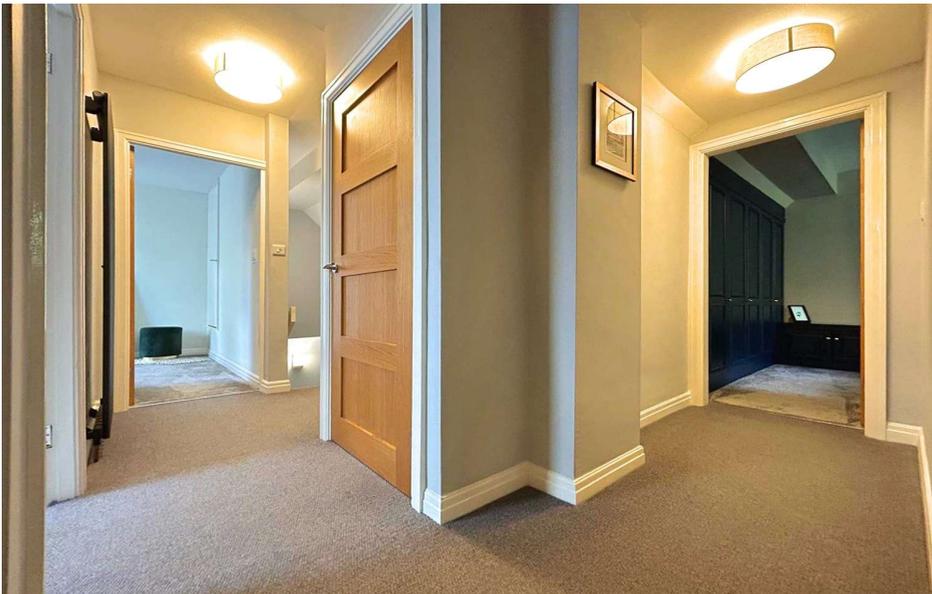




**GASCOIGNE
HALMAN**

Oakleigh Mews, The Avenue, Sale
Offers Over £325,000

THE AREA'S LEADING ESTATE AGENCY



This exquisite first-floor maisonette is situated in a sought-after tranquil area along 'The Avenue'. These unique apartments, rarely available on the market, are part of an exclusive development consisting of only six units and feature beautiful communal gardens, in addition to a single garage and parking for residents and visitors. The property also benefits from No Onward Chain

Property details

- Pristine and Expansive First Floor Maisonette Featuring Generous Storage
- Exclusive Development Located off 'The Avenue'
- Spacious Living/Dining Area with a Log Burner
- Comprising Two Double Bedrooms and a Contemporary Family Bathroom
- Attractive, Mature, and Well-Established Communal Gardens
- Single Garage Alongside Residents' and Visitors' Parking



About this property

Oakleigh Mews offers a superb established & privileged setting featuring beautifully maintained communal gardens.

Benefiting from its own private entrance, the maisonette includes a hallway that provides excellent storage options, currently utilised as a home office.

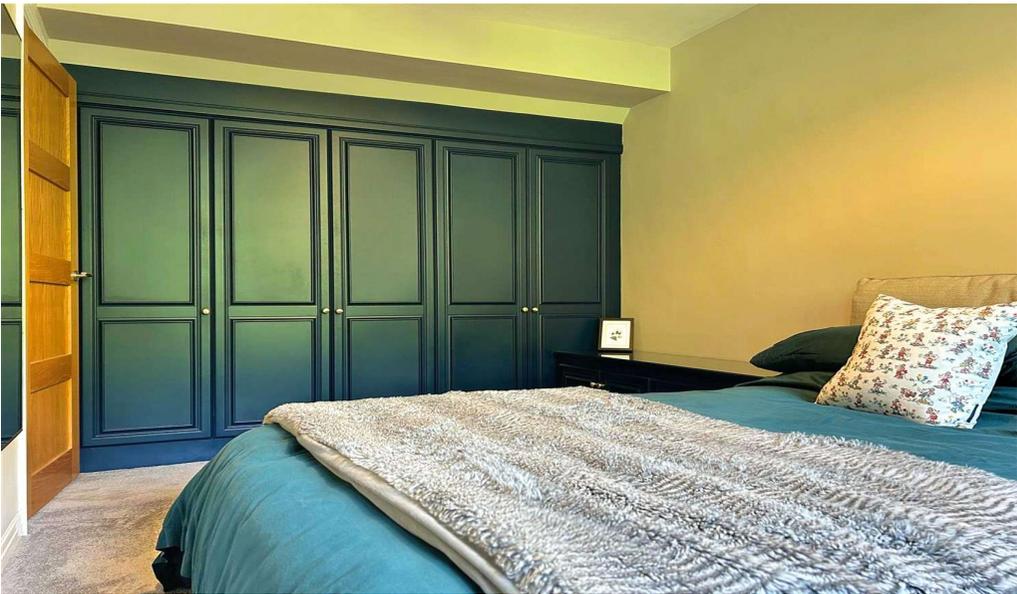
On the first floor, the accommodation consists of an additional hallway leading to two double bedrooms, each equipped with ample storage.

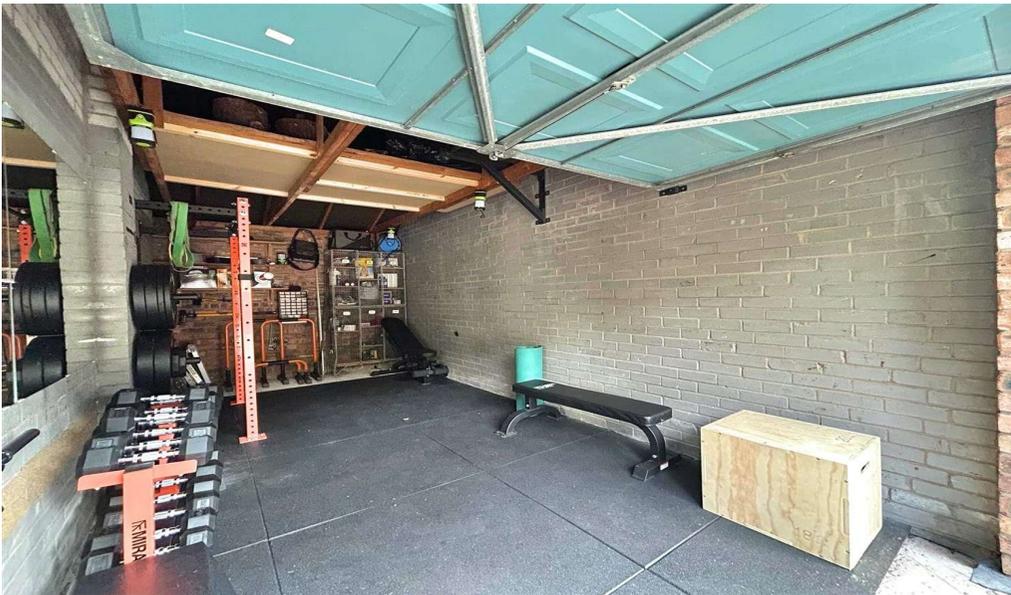
A stunning open-plan living and dining area with an attractive log burner, a recently renovated modern kitchen, and a chic family bathroom, along with several additional storage rooms, provide a well-balanced living space.

Outside, there is a single garage in addition to parking available for residents and visitors.











DIRECTIONS

M33 4QF

COUNCIL TAX BAND

D

TENURE

Leasehold

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 | 75 C | 75 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

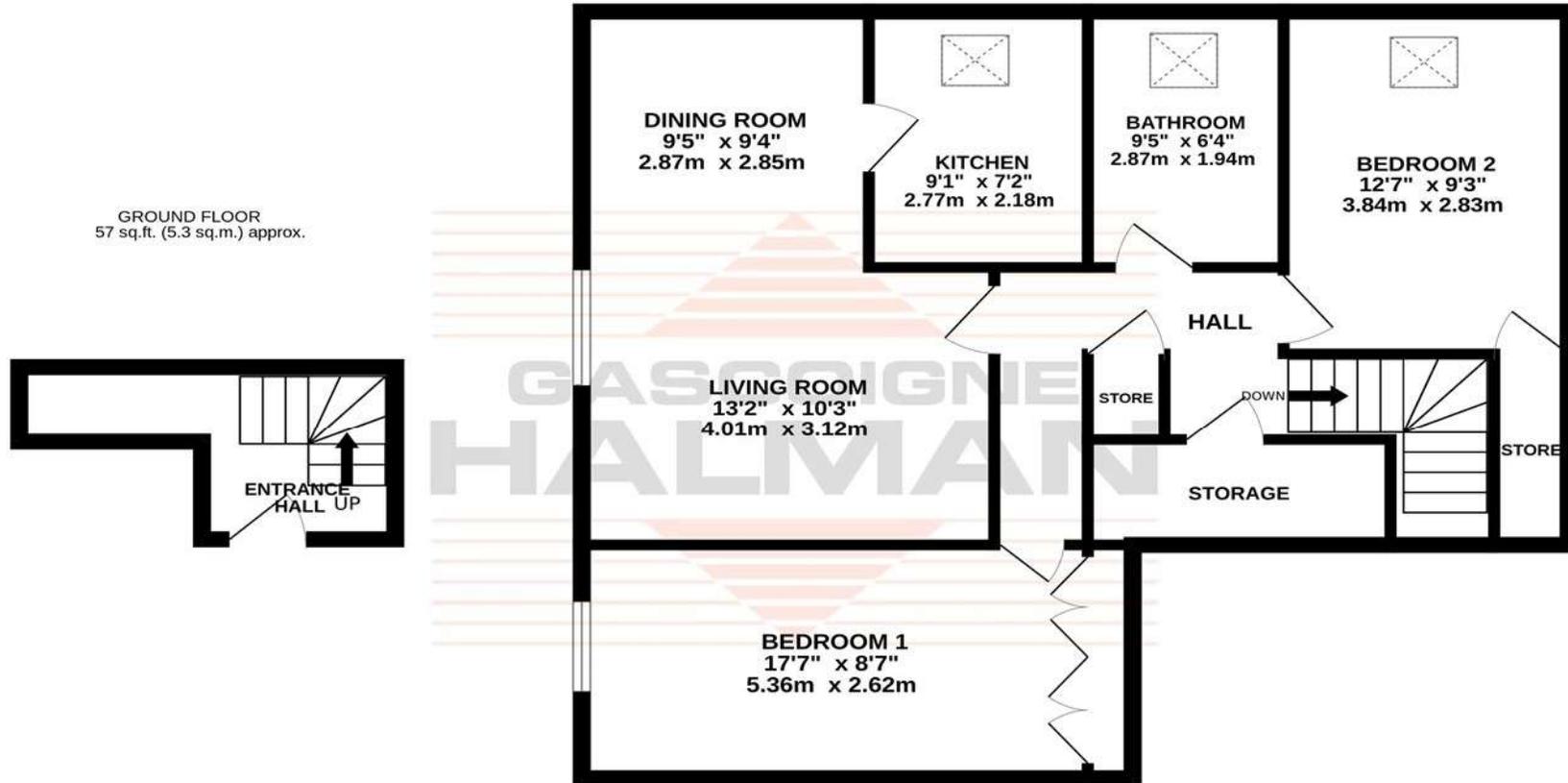
HAS PROPERTY BEEN FLOODED IN 5 YEARS

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.

FIRST FLOOR
785 sq.ft. (72.9 sq.m.) approx.

GROUND FLOOR
57 sq.ft. (5.3 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.2 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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