



**GASCOIGNE
HALMAN**

The Strand, Broad Road, Sale
Asking Price £325,000

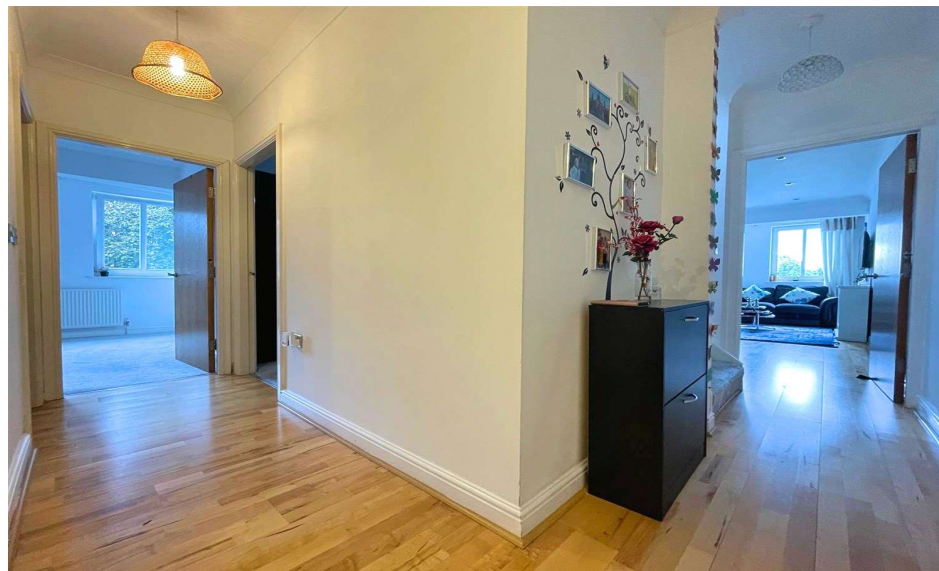
THE AREA'S LEADING ESTATE AGENCY



Prominently positioned along the tree lined Broad Road is this superb modern three double bedroom duplex apartment. This individual contemporary development is spread over four floors, overlooking Worthington Park and includes a garage as part of the overall accommodation.

Property details

- Spacious Top Floor Duplex Apartment
- Three Double Bedrooms & Two Well Appointed Bathrooms
- Lounge Diner & Modern Stylish Kitchen
- Located Within Walking Distance To The Award Winning Worthington Park
- Modern Development With Both Stairs & Lift
- Must Be Viewed To Appreciate The Space



About this property

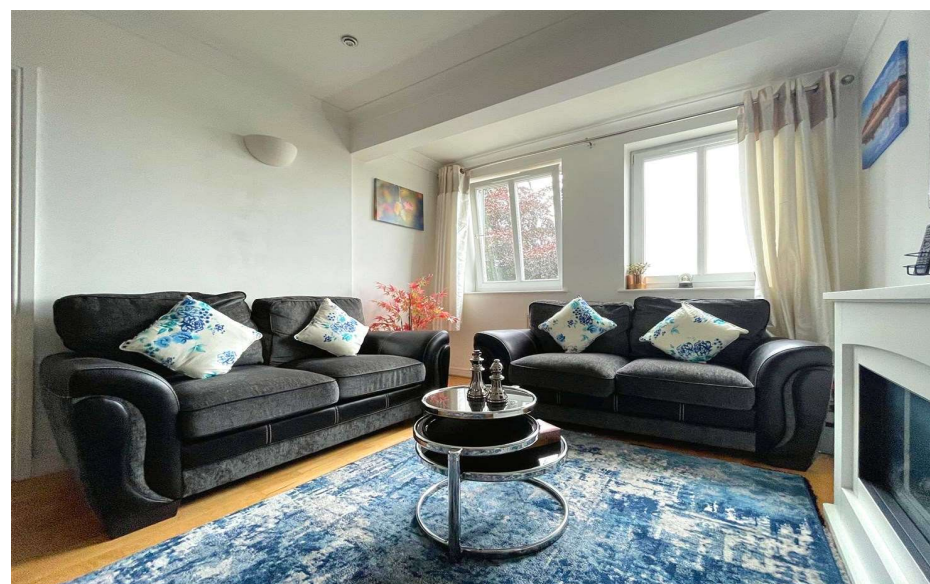
This well-proportioned apartment is accessed through a secure telephone intercom system with stairs and a lift servicing all floors.

This top floor apartment includes a family bathroom, additional separate WC as well as an ensuite shower room to the master bedroom.

A lounge diner leads through to a stunning modern kitchen. This luxury apartment is bright and spacious with excellent storage in the form of a garage.

The motorway network is easily accessible at the junction of the Sale Waterpark but equally the Sale Metrolink & Dane Road Metrolink is within walking distance.

The neighbouring Worthington park, which has been awarded the Green Flag award over the years, offers a delightful and peaceful setting.









DIRECTIONS

M33 2ER

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.

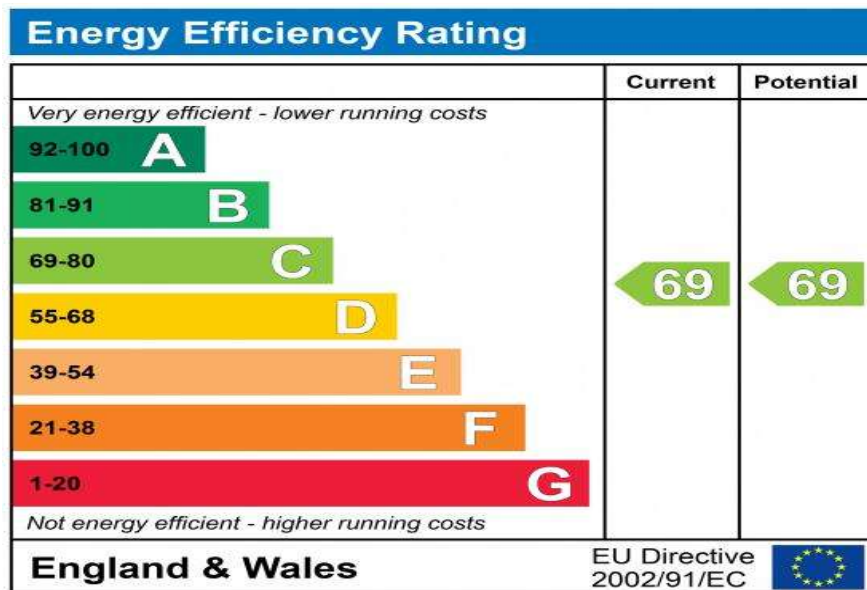
LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

Ask Agent

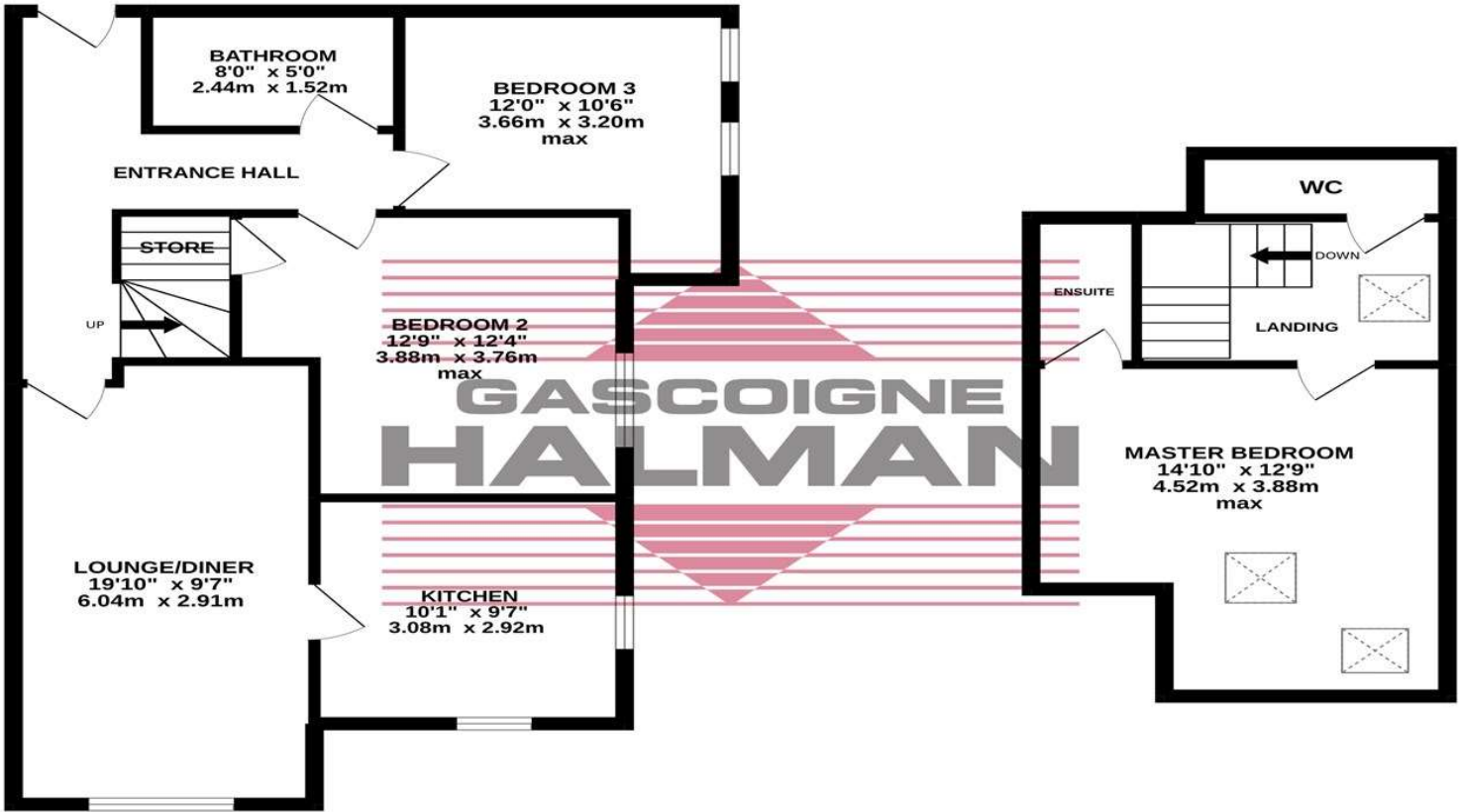
HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

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GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.

1ST FLOOR
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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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