



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

The Strand, Broad Road, Sale
Offers Over £300,000



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.

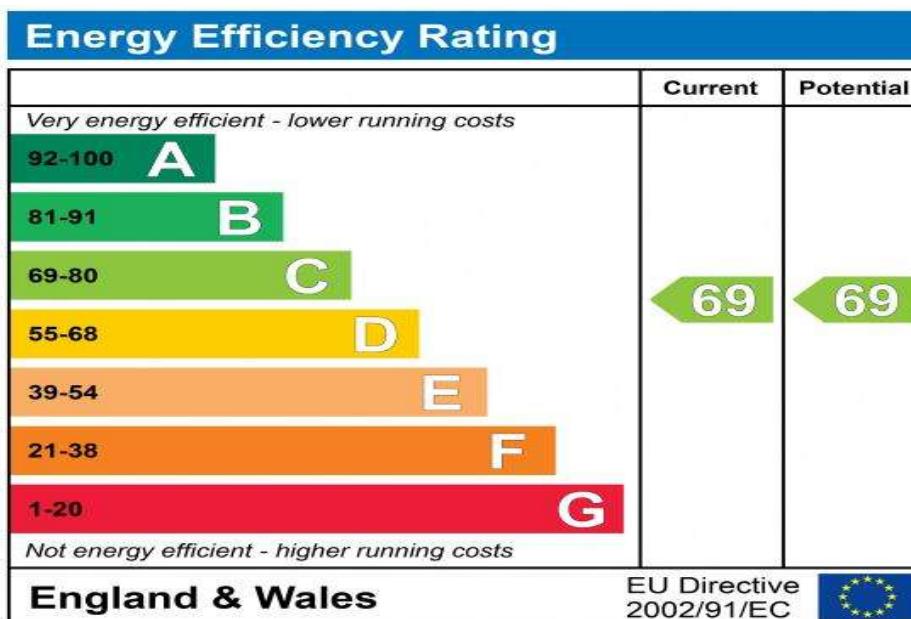
LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

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

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

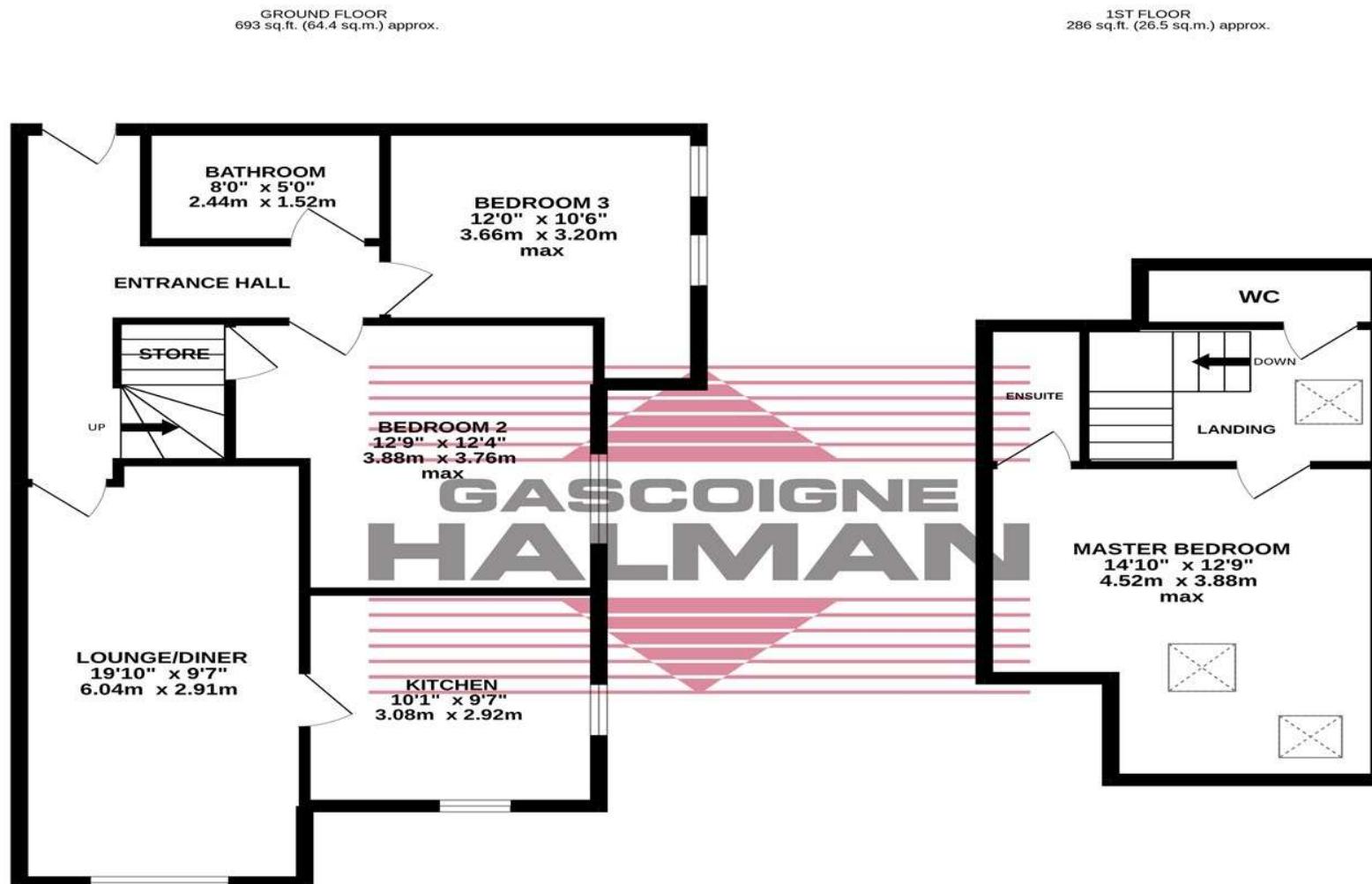
SOURCES OF FLOODING

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.



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 other features are approximate only. 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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