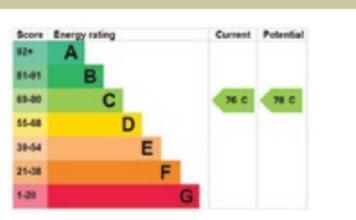
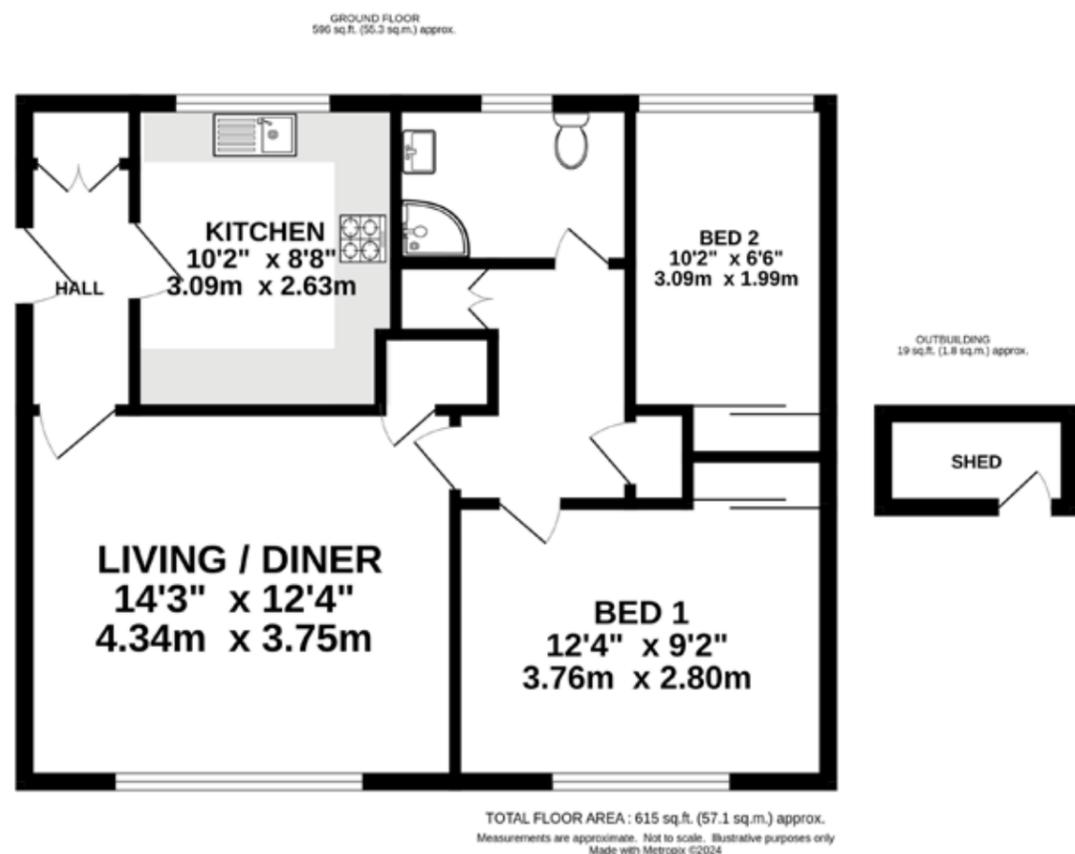


43 CONWAY ROAD

Sale

£189,950



**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.

THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, Sale M33 7XB

0161 962 8700 sale@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

Prominently positioned within walking distance to Sale Moor Village as well as excellent transport links, this beautiful ground floor apartment is certain to appeal to a range of buyers. Two double bedrooms and a generous living diner space; this property must be viewed to be appreciated.  
No Chain!

- Great for First time buyers and Investors
- Ground Floor Living
- Two Double Bedrooms Fitted With Wardrobes

- Beautifully Presented Apartment
- Located Close To Sale Moor Village & Transport Links
- Offered With No Onward Chain

**£189,950**

**43 CONWAY ROAD**

Sale



This property boasts well proportioned living accommodation throughout and benefits from being ground floor living. Briefly the property comprises; fitted kitchen, a great size living diner, two double bedrooms with built in wardrobe space and an up to date bathroom. The property, which comes with a shed to the rear, also benefits from well kept communal gardens. Located within a moments walk of both Sale Moor Village and some of the fantastic local schools Sale is renowned for including Worthington Primary and Holy Family Catholic Primary School. Excellent transport links are also nearby including the Metrolink and M60 Motorway network both being within easy reach.

**LOCATION**

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

**DIRECTIONS**

For SatNav purposes: M33 2TA

**TENURE**

Leasehold - 125 years from 30 July 1990 - GR £10.00 PA -

Subject to verification by Solicitor.

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Trafford MBC - Council Tax Band A

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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