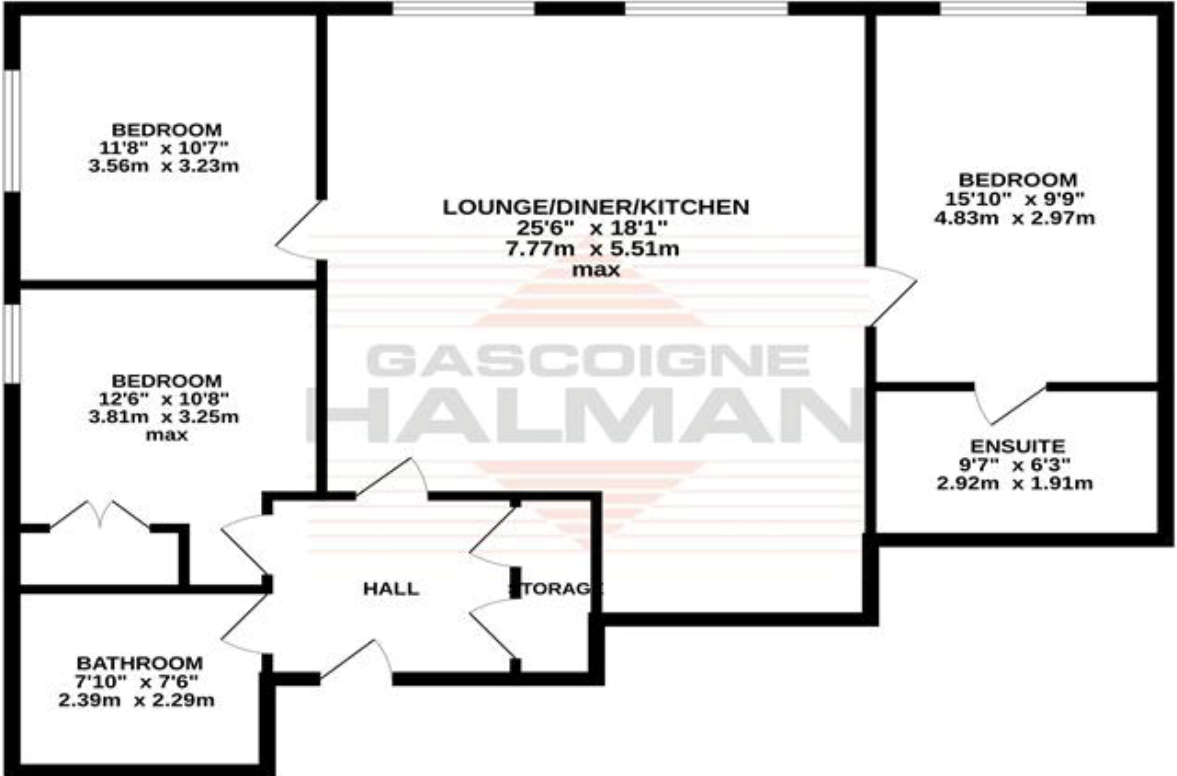


APT 24, 1 PARK AVENUE

Sale

£385,000

SECOND FLOOR  
1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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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**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

Sale  
96, School Road, SALE M33 7XB  
0161 962 8700 sale@gascoignehalman.co.uk  
gascoignehalman.co.uk



This exceptional second-floor apartment boasts three generously sized double bedrooms and is ideally situated in the lively heart of Sale. Located within the prestigious One Park Avenue development, this modern residence exemplifies a superior standard of living, featuring sophisticated interiors and an impressive layout.

GASCOIGNE HALMAN



- Beautifully Presented Apartment Located On The Second Floor
- Three Double Bedrooms & Ensuite Shower Room
- Large Open Plan Lounge/Kitchen/Dining Room

- Ideal Location - Close To Metrolink and Town Centre
- Gated Residents & Visitors Parking
- Ideal For A Variety Of Buyers

**£385,000**

**APT 1, 24 PARK AVENUE**

Sale



The apartment is conveniently located on the second floor of this contemporary building, accessible by either stairs or an elevator. Upon entering, you are greeted by a spacious entrance hallway with large storage cupboard, the first of the three bedrooms and the family bathroom which has been elegantly designed with contemporary fixtures, adding a touch of luxury. A large open-plan kitchen, living, and dining area has been meticulously designed to accommodate modern living and has Wi-Fi controlled integrated sound system. This bright and welcoming environment is perfect for both relaxation and entertaining. The kitchen features high-end appliances, centre island with pendant lights and seating space, additional second freezer, drinks cooler and granite worktops. There is ample storage, and stylish finishes, making it perfect for both everyday

cooking and entertaining guests. The master bedroom features a spacious en-suite shower room equipped with underfloor heating and a wall-mounted heated polished chrome towel rail radiator. This large private sanctuary includes two double fitted wardrobes, an integrated dresser, and remote-controlled blackout blinds complemented by additional curtains. The other two double bedrooms are also well-appointed, each with full-length fitted wardrobes and blackout blinds. These bedrooms share a sizable, modern bathroom that boasts stylish fixtures, underfloor heating, a wall-mounted heated polished chrome towel rail radiator, and ample space. Throughout the apartment, bright uPVC double-glazed windows enhance the natural light, and the heating system can be controlled

remotely for added convenience. On the exterior, the property features wrought iron gated access leading to secure parking that is also remote-controlled. The apartment includes two designated parking spaces, ensuring ease for residents and their guests, along with additional secure visitor and disabled parking options. **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 Sat Nav purposes M33 6AH **TENURE** Leasehold- 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 BC - Band E **VIEWING** Viewing strictly by appointment through the Agents.

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



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