



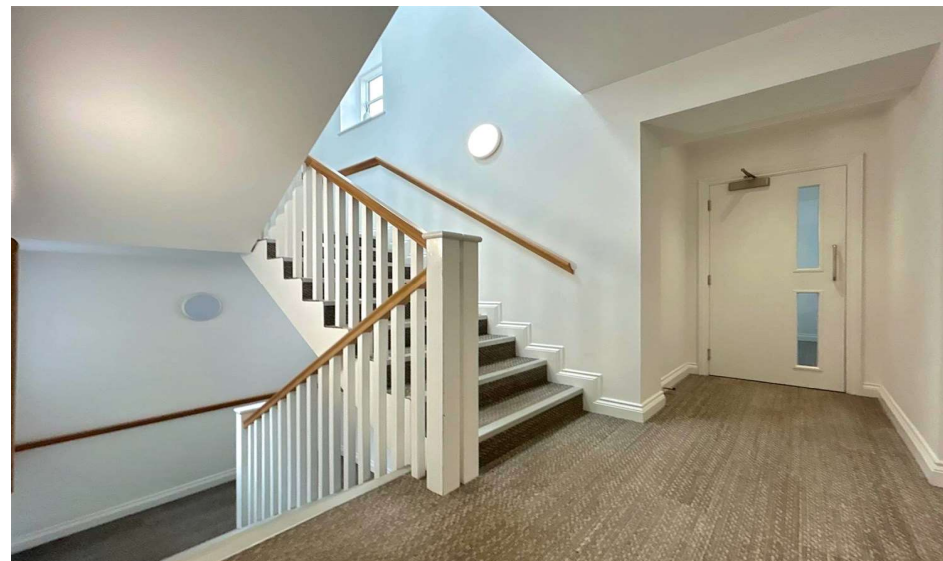
**GASCOIGNE
HALMAN**

Provincial House, Darley Street, Sale
£280,000

THE AREA'S LEADING ESTATE AGENCY

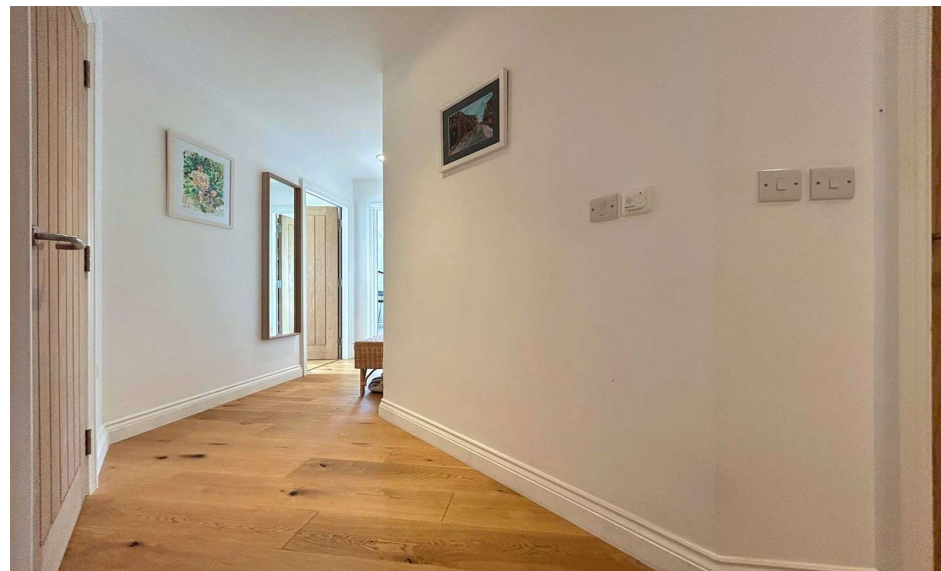


This remarkable and impressive development enhances a highly sought-after location near Sale Metrolink, Sale town centre, the Bridgewater canal, and outstanding schools. The development features eight luxury apartments, each with designated parking and a lift that grants access to all levels. The apartment has been meticulously designed, showcasing a high standard of specifications throughout, and also offers bright and spacious interiors with large windows in every room, allowing plenty of natural light to pour in.



Property details

- Fantastic Location On The Doorstep Of Sale Town Centre
- First Floor, Two Double Bedroom Apartment
- Allocated Undercover Parking
- Open Plan Living/Kitchen With Juliette Balcony
- Lift Access & Communal Stairs Leading to All Floors
- High Specification Throughout



About this property

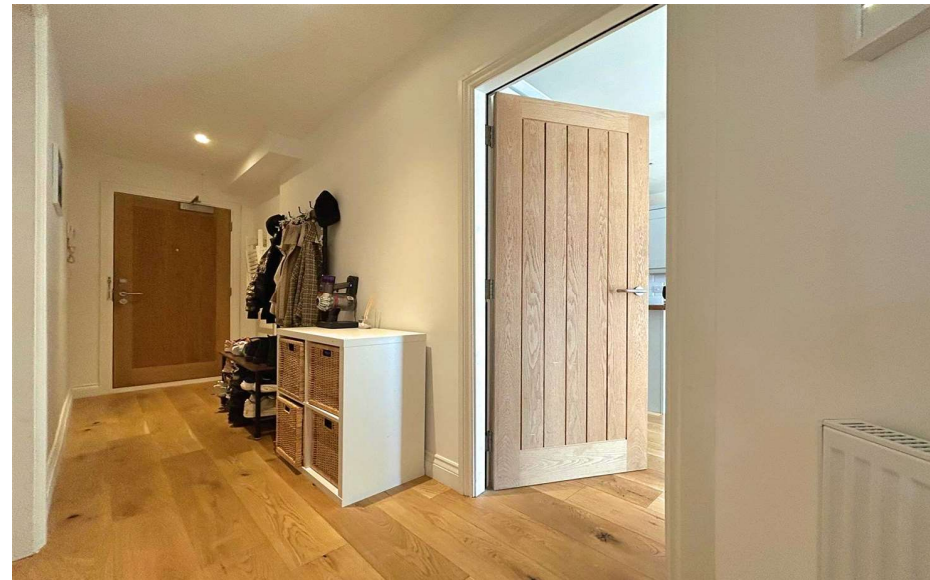
Provincial House is a remarkable and exclusive development featuring an exquisite specification, situated at the threshold of Sale and all its amenities

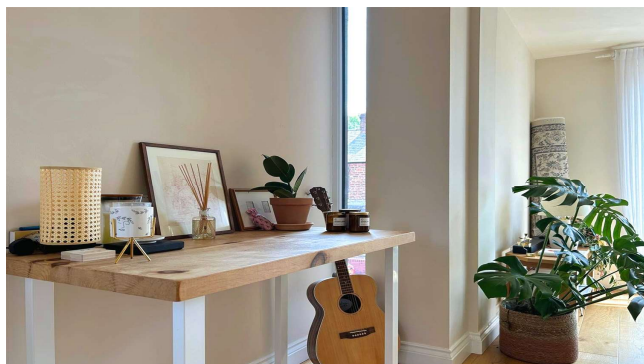
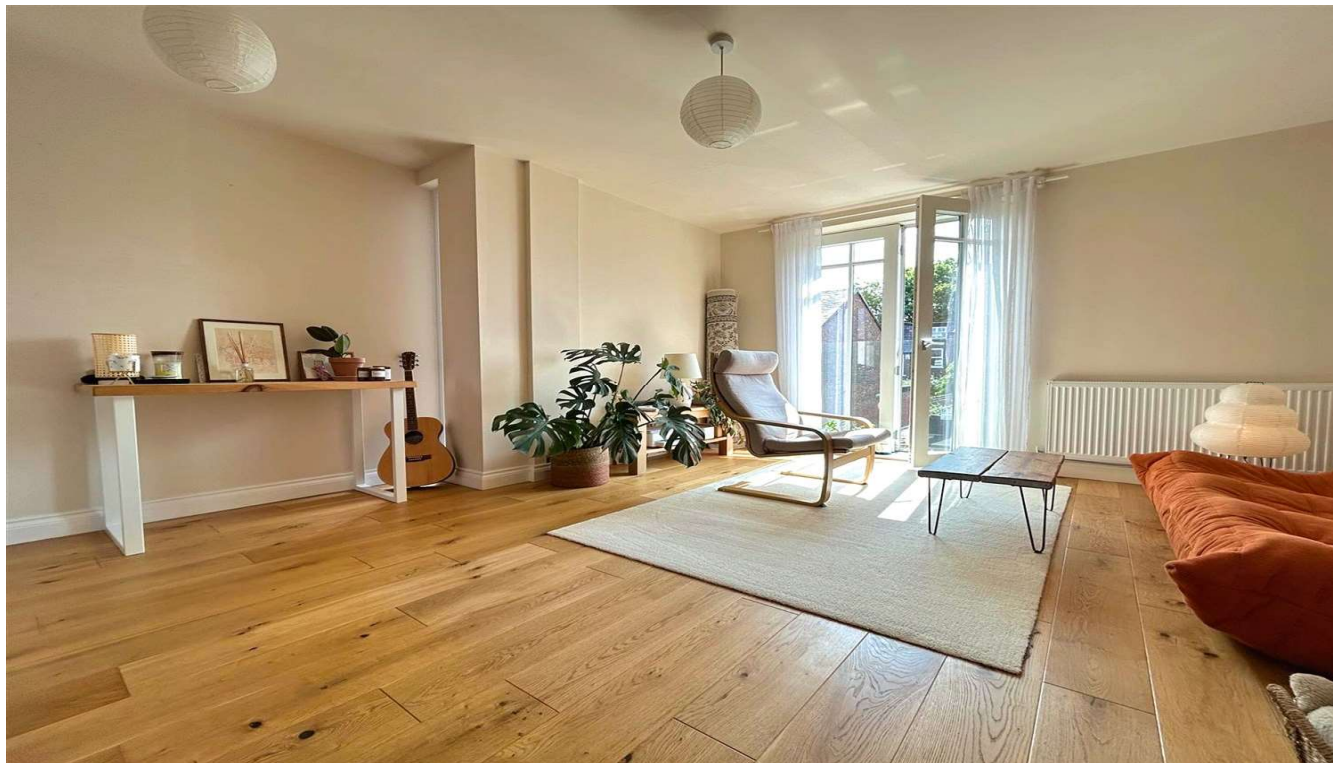
The apartment is situated on the first floor of this development and can be accessed via either a stairway or a lift

Internally, off the large entrance hall, there are two double bedrooms, a usual storage cupboard and a luxurious bathroom that includes a three-piece suite.

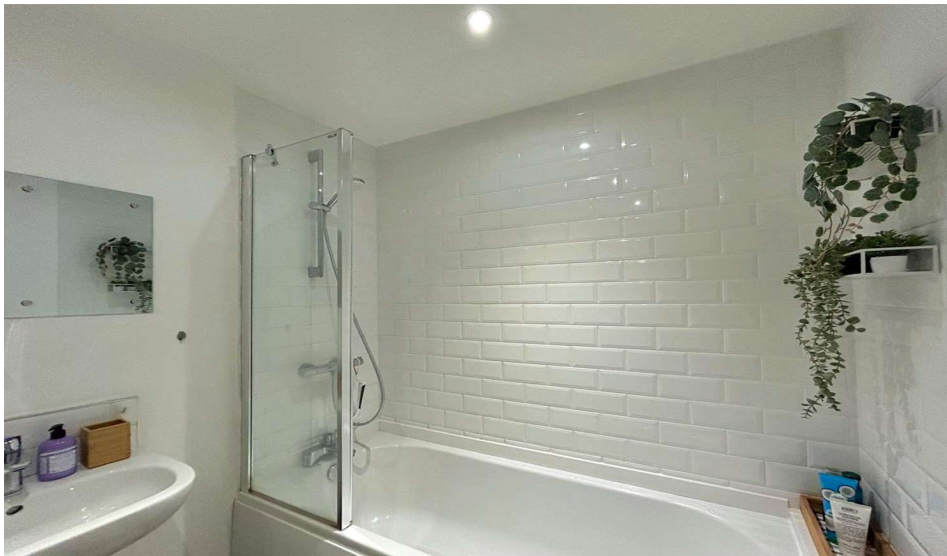
A splendid open-plan living and dining area offers ample space, enhanced by the lovely addition of a Juliette balcony, and also features a modern shaker-style kitchen, complete with a breakfast bar.

Additionally, the apartment is equipped with a video entry intercom system.









DIRECTIONS

M33 7TB

COUNCIL TAX BAND

Trafford MBC Tax Band C

TENURE

Share of Freehold

SERVICES (NOT TESTED)

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

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	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

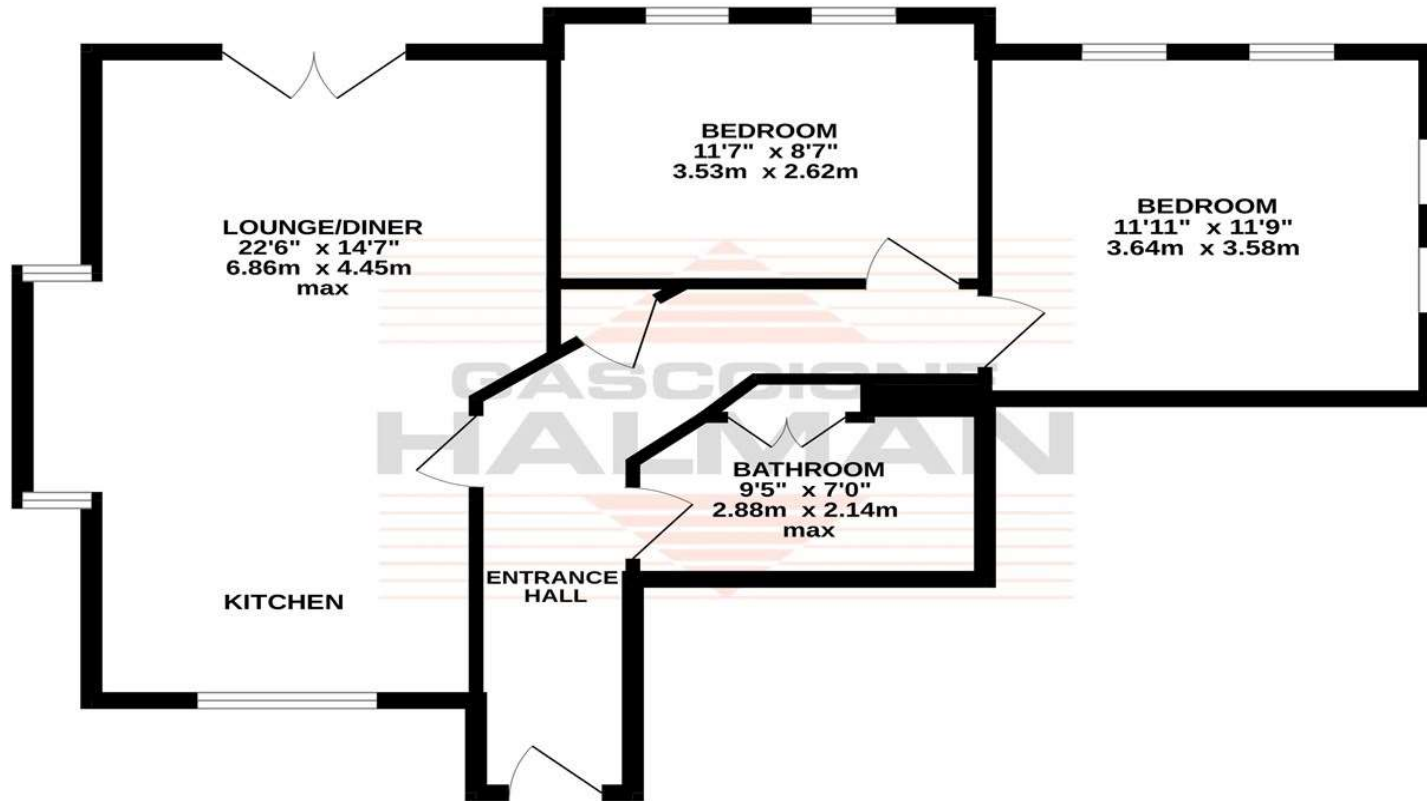
Ask Agent

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 692 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.2 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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THE AREA'S LEADING ESTATE AGENCY

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