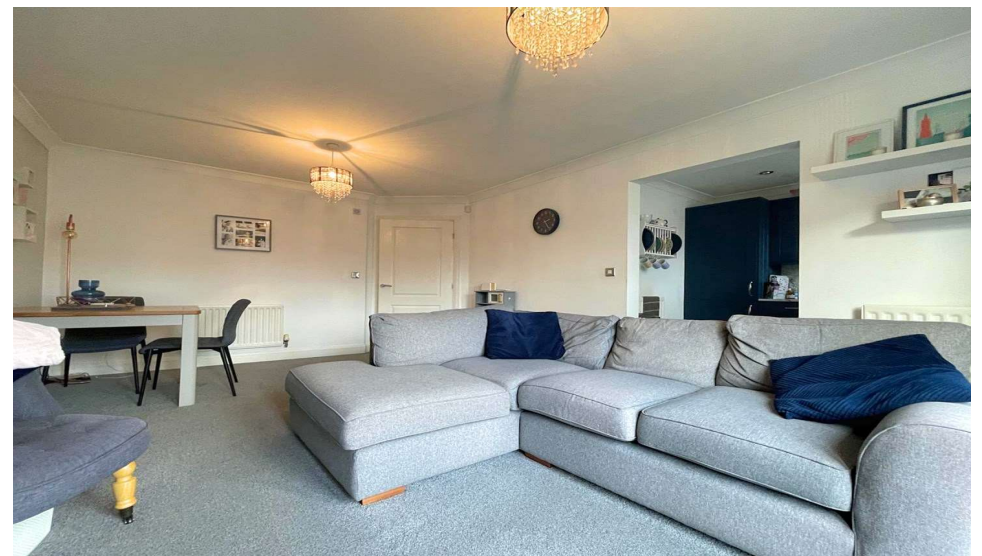




**GASCOIGNE
HALMAN**

Waterside, Sale
£300,000

THE AREA'S LEADING ESTATE AGENCY



A superb two double bedroom second floor apartment positioned in the desirable Waterside development. With beautiful views of the Bridgewater Canal, this apartment is ideal for a variety of buyers. Easy access to a wide range of amenities including Sale Metrolink and Sale town centre, which are all within walking distance.

Property details

- Second Floor Apartment In Sought After Development
- Beautiful Views Over The Bridgewater Canal
- Conveniently Positioned For Sale Town Centre & Sale Metrolink
- Two Double Bedrooms - Master With Ensuite
- Balcony Off Lounge/Diner
- Residents & Visitors Parking



About this property

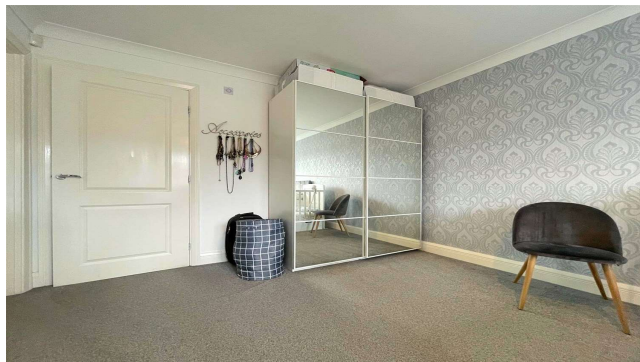
The Waterside is a highly desirable modern development overlooking the Bridgewater Canal, whilst also being conveniently positioned for Sale town centre & Sale Metrolink.

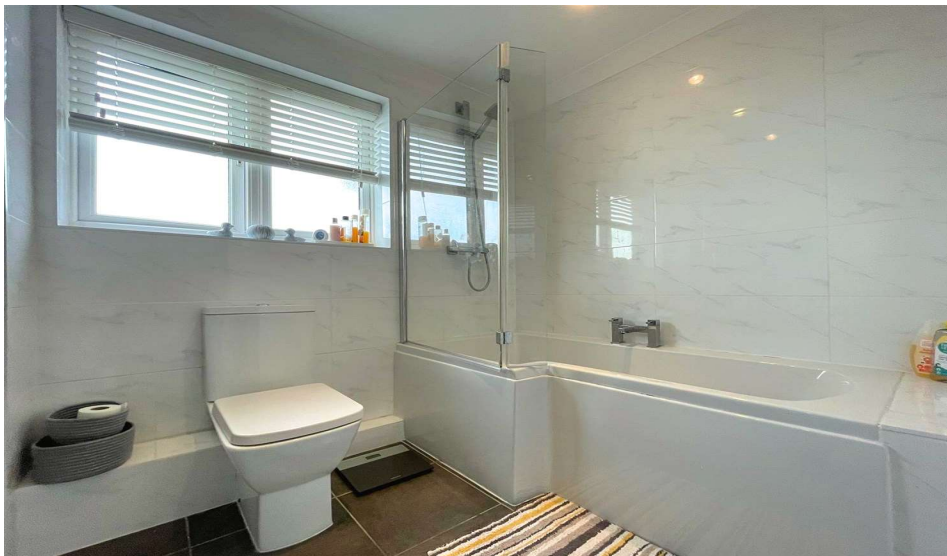
This second-floor apartment reveals a spacious hallway with doors leading to all rooms. A spacious lounge/diner, with views onto the Bridgewater Canal, leading through to a modern kitchen.

Two double bedrooms are well proportioned, master benefiting from an en-suite shower room. An additional modern family bathroom completes well balanced accommodation.

Externally the property reveals immaculate communal gardens along with a private established outside area, accessible from the lounge diner. In addition there is a residents parking.







DIRECTIONS

M33 7LQ

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 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

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

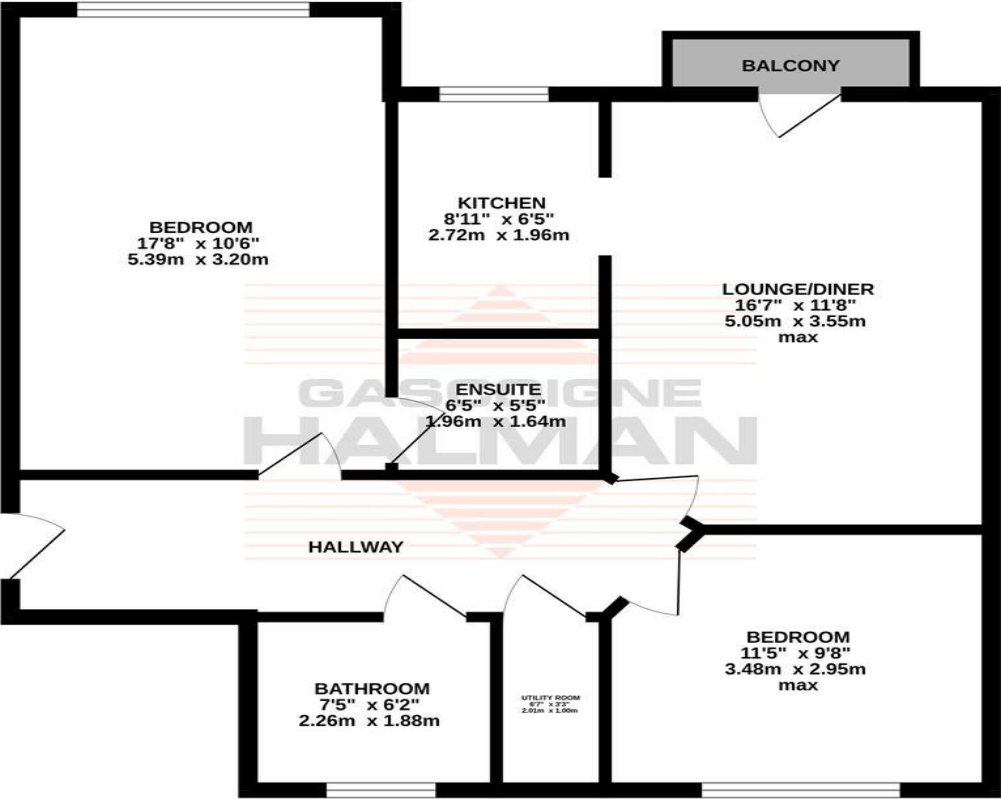
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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FIRST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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