



**GASCOIGNE
HALMAN**

Marsland Road, Sale
£170,000

THE AREA'S LEADING ESTATE AGENCY



A well-presented, one double bedroom top floor apartment is set within a Victorian conversion close to Sale Town Centre. Perfect for commuters, the property is within walking distance to Brooklands Metrolink Station and bus routes into Manchester City Centre.

Property details

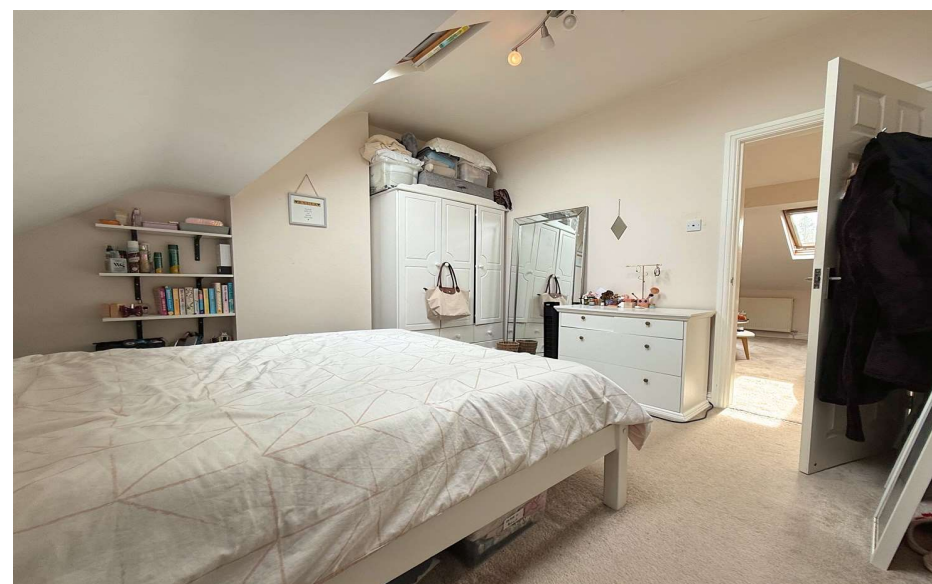
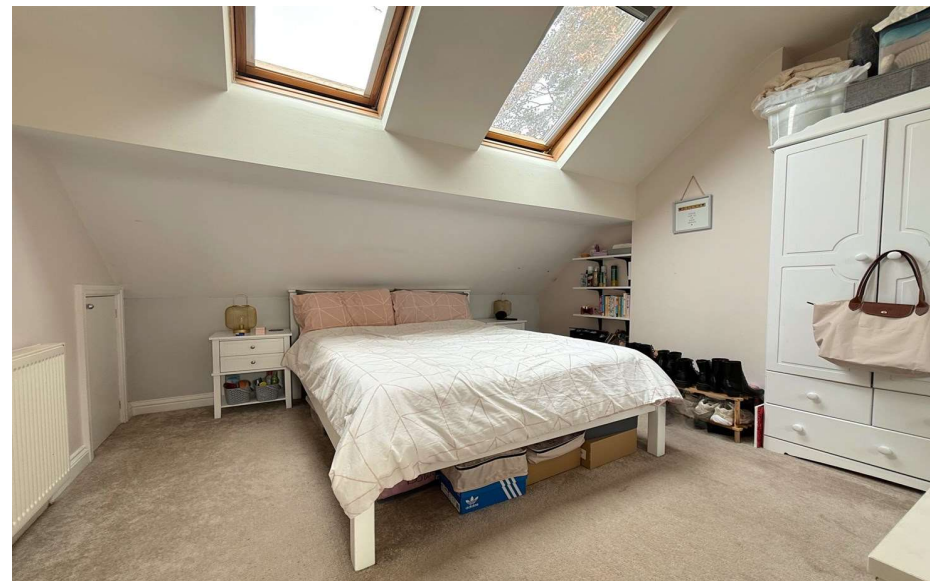
- Top Floor Apartment
- Allocated and Visitor Parking
- Victorian Conversion
- Open Plan Living/Dining/Kitchen
- Close to Transport Links and Local Amenities
- One Double Bedroom



About this property

The apartment is well-proportioned, comprising a modern spacious open-plan living area and kitchen/diner fitted with a range of base and eye level units, a spacious master bedroom with storage into the eaves, and a fully fitted bathroom with electric shower. It is accessed via a communal entrance and stairway.

The property also benefits from secure allocated parking for residents to the rear and off-road visitor parking to the front. Located within convenient reach of Brooklands Metrolink, renowned local schools, bus routes and local amenities, this property is ideal for a range of buyers.





DIRECTIONS

M33 3WE

COUNCIL TAX BAND

A

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		
69-80	C		73 C
55-68	D	65 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

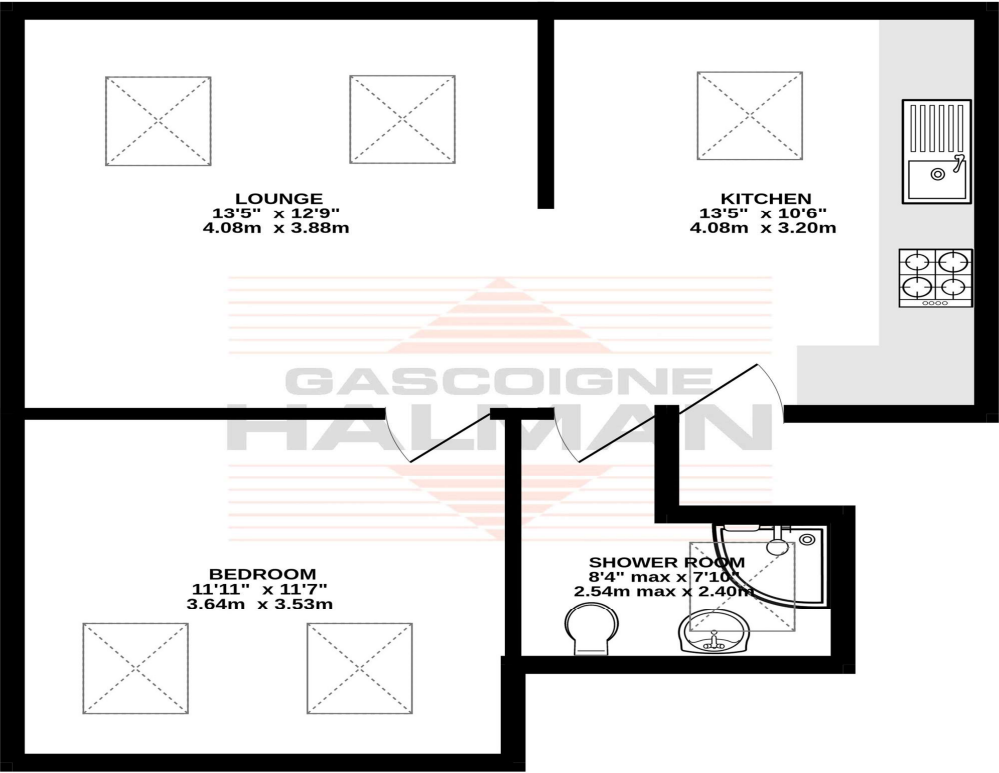
None

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.

SECOND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.6 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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