



**Old Hall Court, Old Hall Road, Sale, M33**

**Guide Price: £110,000**

*Leasehold*

## Old Hall Court, Old Hall Road, Sale, M33

Offered with NO ONWARD CHAIN is this second floor apartment facing Old Hall Road in need of modernisation throughout. A great opportunity to make a home your own. An ideal purchase for first time buyers, professionals or buy to let investors.

The property offers a spacious living room lit via a large window allowing heaps of natural light to flood the room. There is a good size double bedroom, a fitted kitchen and bathroom.

Externally the property is set within well maintained communal grounds. There is the added benefit of a garage.

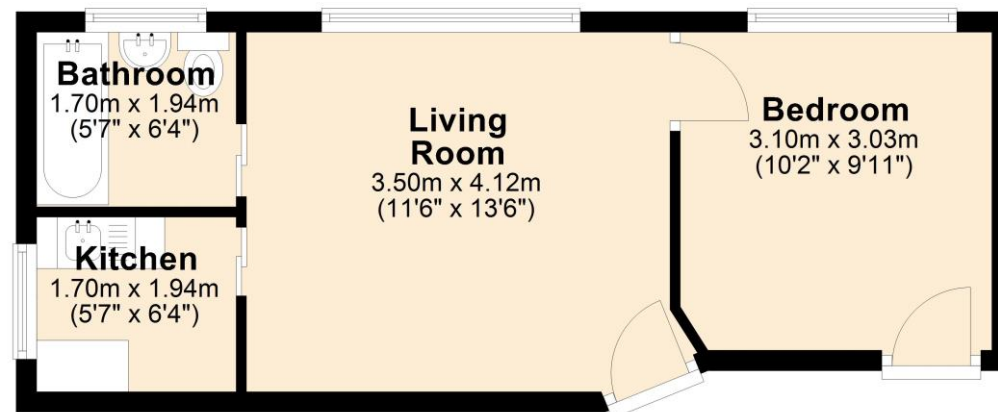
Old Hall Court is located close to Sale Moore Village where you have an abundance of amenities including shops, restaurants and bars as well as being close to local transport links such as motorway networks and the Metrolink at Sale Water Park.

A viewing is recommended to appreciate the accommodation on offer.

- Leasehold
- 999 Years from 25 August 1966
- EPC Grade E
- Council Tax Band A

### Ground Floor

Approx. 31.2 sq. metres (335.6 sq. feet)



Total area: approx. 31.2 sq. metres (335.6 sq. feet)





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>61</b>
(39-54)	<b>E</b>	<b>47</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.