



**GASCOIGNE  
HALMAN**

Harboro Grove, Sale  
**£240,000**

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented, two double bedroom ground floor apartment situated in a peaceful cul-de-sac location. Within convenient reach of Brooklands Metrolink and Sale Town Centre.

## Property details

- Two Double Bedrooms
- Ground Floor Apartment
- Spacious Living Dining Area
- Within Convenient Reach of Brooklands Metrolink and Local Amenities
- Situated in a Cul-De-Sac Position



## About this property

Situated in a quiet cul-de-sac on Harboro Grove, Sale, this well-presented ground floor apartment offers a comfortable and convenient living space. The property features two generously sized double bedrooms and a spacious living dining area, ideal for both relaxing and entertaining, plus a separate kitchen with integrated appliances and base and eye level units. The accommodation is completed by a modern bathroom, providing a practical and stylish home environment.

Located within easy reach of Brooklands Metrolink and a variety of local amenities, this apartment combines accessibility with a peaceful setting. Perfect for first-time buyers or those seeking a low-maintenance property.







## DIRECTIONS

M33 5BA

## COUNCIL TAX BAND

B

## 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		76 C
55-68	D	62 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

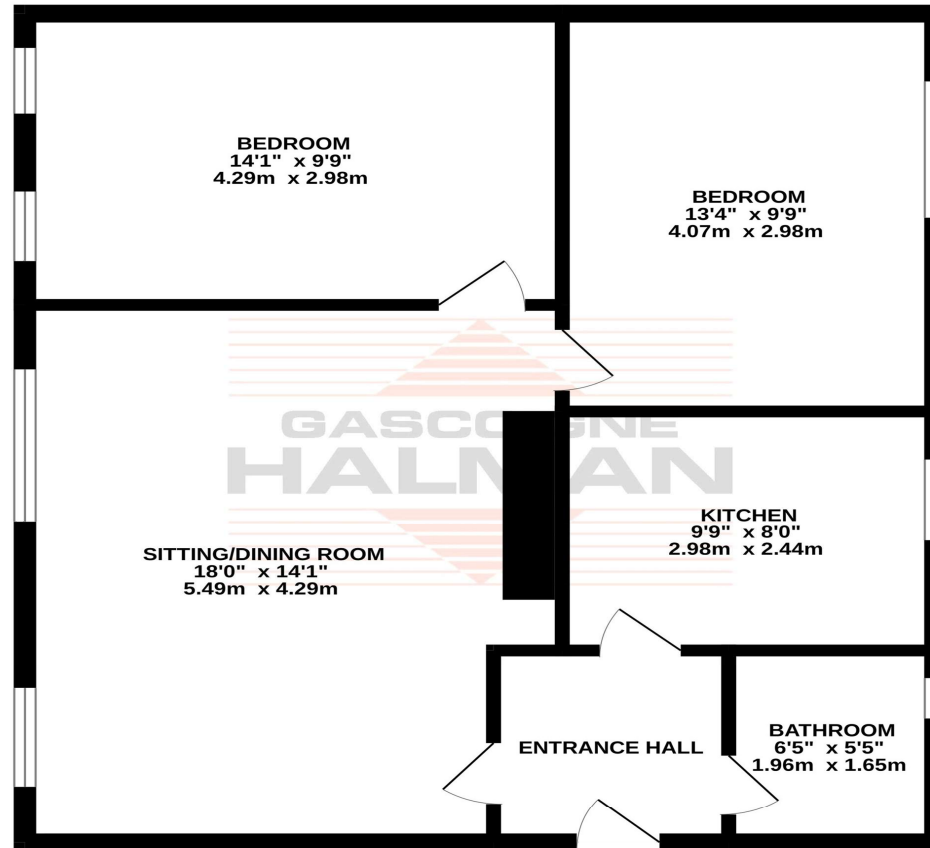
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.

GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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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