



**GASCOIGNE  
HALMAN**

Queens Road, Sale  
**£300,000**

THE AREA'S LEADING ESTATE AGENCY



A remarkable duplex penthouse apartment features two double bedrooms and has been thoughtfully modernised throughout. Situated in an attractive period building, this highly sought-after development is positioned along one of Sale's most prestigious roads, in close proximity to Sale town center and Sale Metrolink.

## Property details

- Duplex Penthouse Apartment
- Two Double Bedrooms
- Allocated Parking Available
- Open Plan Living Dining Area with Separate Kitchen
- Two Bathrooms
- Within Convenient Reach of Sale Town Centre and Ashton on Mersey Village



## About this property

This exceptional apartment provides over 1000 sq/ft of living space, showcasing a high-quality finish throughout.

Inside, there is an entrance hallway that leads to a welcoming gallery landing, which also includes space for a study area.

Off the landing, you will find a modern kitchen and two double bedrooms, with the master bedroom featuring vaulted ceilings, storage space and an en-suite shower room.

A beautiful family bathroom and a spacious open-plan lounge diner finalise this remarkable duplex apartment. Outside, there is parking available for residents.







## DIRECTIONS

M33 6QA

## 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             |         |           |
| 69-80 | C             |         | 69 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 51 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

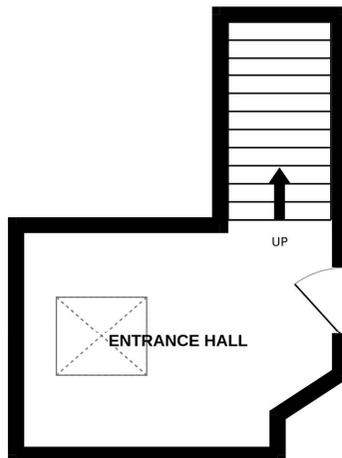
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

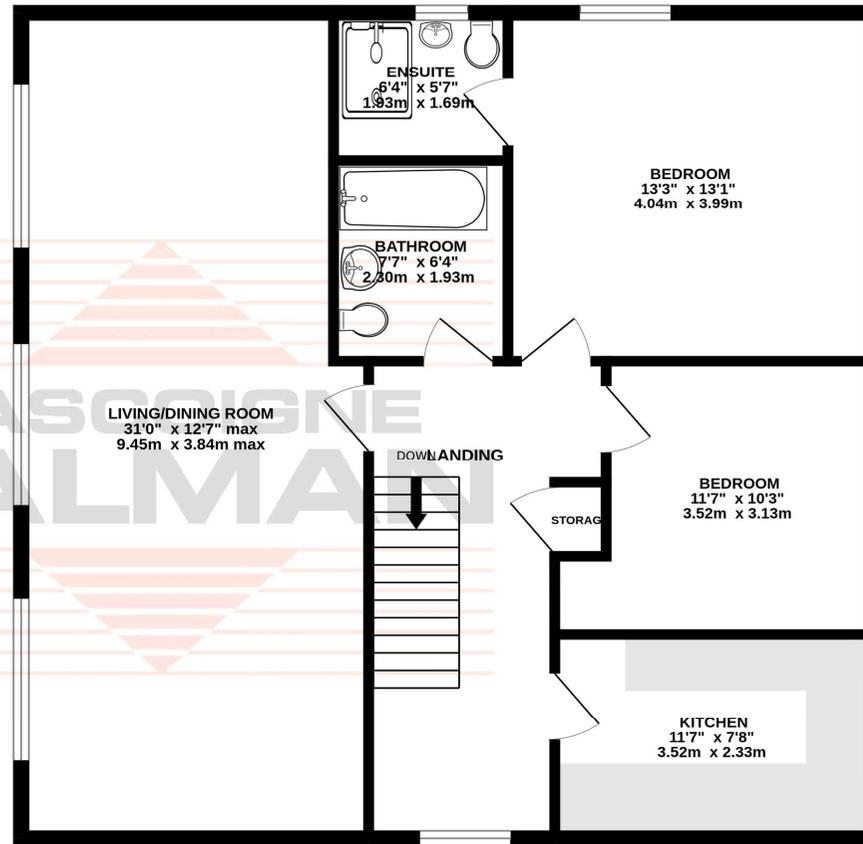
No

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FIRST FLOOR  
131 sq.ft. (12.2 sq.m.) approx.



SECOND FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 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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