



**Old Hall Lane, Sale, Trafford, M33**

**£120,000**

*Leasehold*

# Old Hall Lane, Sale, Trafford, M33

Discover this beautifully presented one-bedroom ground floor flat, ideally located in the ever-popular Old Hall Court development. Perfect for first-time buyers, downsizers, or investors alike, this home is offered to the market with no onward chain.

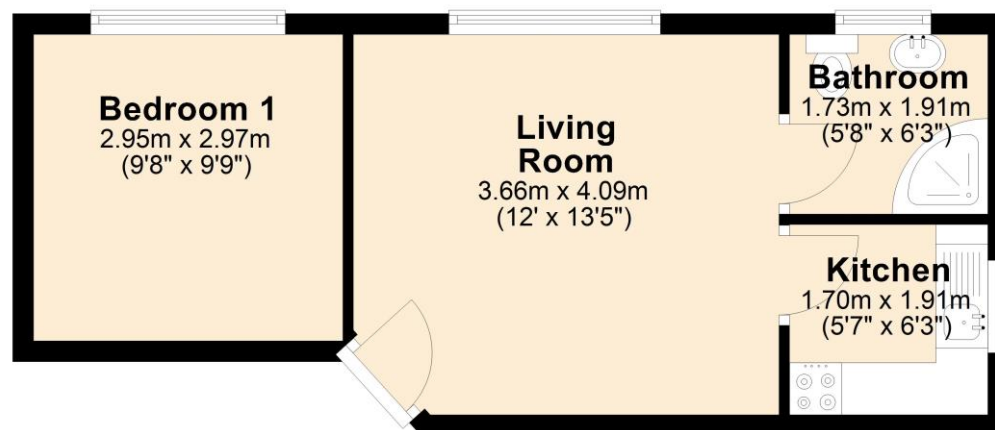
The property enjoys a prime position in Sale, benefitting from excellent transport links including the nearby Metrolink, motorway access, and bus routes. For leisure and outdoor pursuits, the stunning Sale Water Park is just moments away, offering scenic walks, watersports, and green open space.

Inside, you'll find a spacious and inviting living room, ideal for relaxing or entertaining. The well-proportioned bedroom provides a comfortable retreat, while the modern fitted kitchen comes complete with stylish units and ample storage. The property is finished with a contemporary bathroom suite.

Leasehold  
999 Years from 31/8/1966  
£4 pa Ground Rent  
£77pcm Service Charge  
EPC TBC  
Council Tax Band A

## Ground Floor

Approx. 30.8 sq. metres (331.2 sq. feet)



Total area: approx. 30.8 sq. metres (331.2 sq. feet)





## 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.