



**GASCOIGNE
HALMAN**

Grosvenor House, Grosvenor Square, Sale
Asking Price £175,000

THE AREA'S LEADING ESTATE AGENCY



Spacious First Floor One-Bedroom Apartment with Garage and No Onward Chain, Perfectly Positioned Near Sale Town Centre and Brooklands Metrolink. Ideal for First Time Buyers or Buy to Let Investors, Looking to Put Their Own Stamp on a Property.

Property details

- First Floor Apartment
- Available with No Onward Chain
- Living Room and Separate Dining Kitchen
- One Double Bedroom
- Useful Storage and Garage
- Within Convenient Reach of Sale Town Centre and Brooklands Metrolink

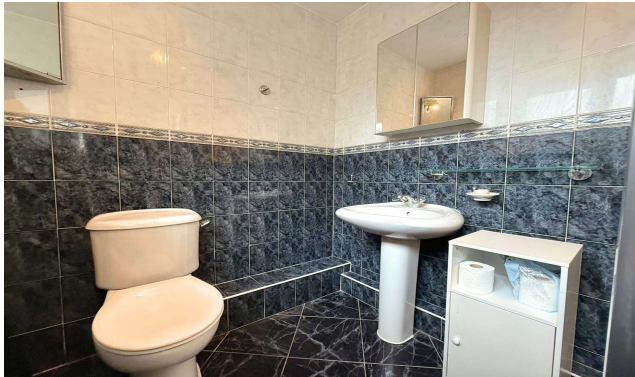


About this property

A well-presented one-bedroom first floor apartment offered for sale with no onward chain. This property comprises a spacious double bedroom, a shower room with three piece suite, a comfortable living room, and a separate dining kitchen, providing versatile living accommodation. Additional benefits include useful storage room and a garage, enhancing practicality.

Situated within convenient reach of Sale town centre and Brooklands Metrolink station, the location offers excellent access to local amenities and transport links, ideal for commuters. This apartment represents an excellent opportunity for first-time buyers or investors seeking a well-appointed home in a sought-after area.





DIRECTIONS

M33 6RW

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

PRIMARY SOURCE OF HEATING

Ask Agent

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

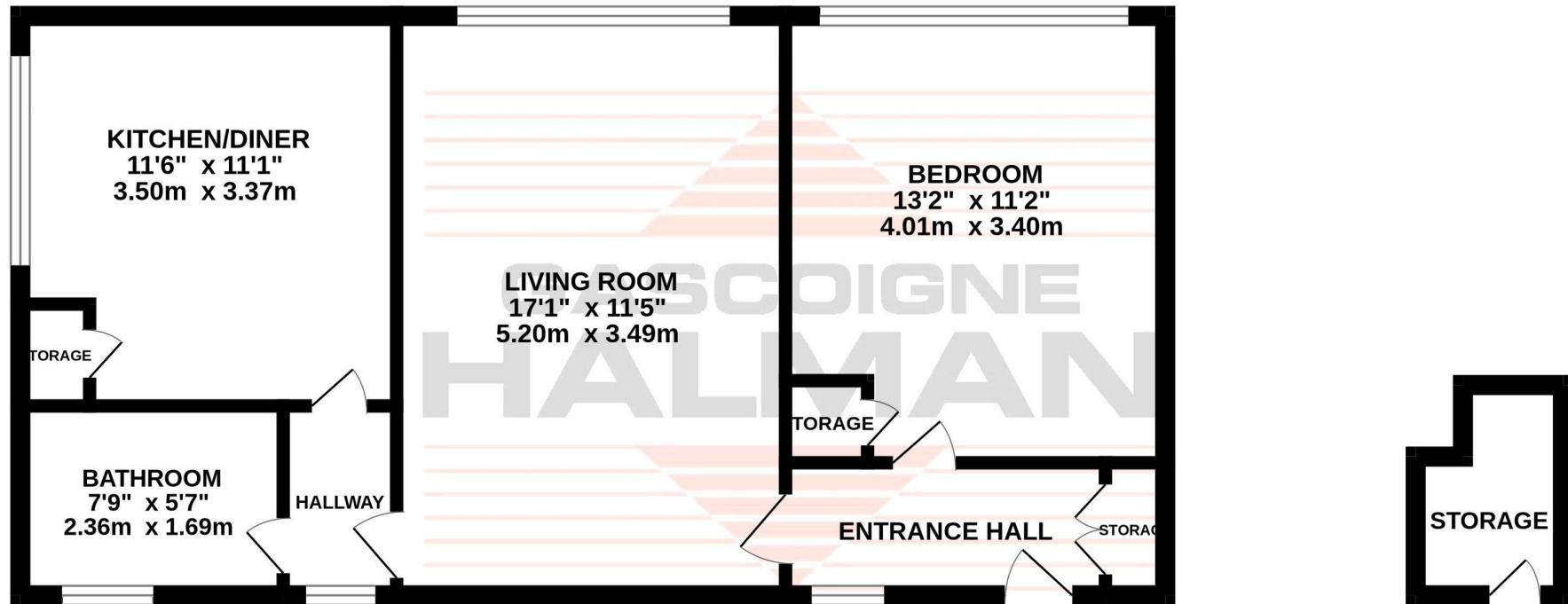
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.

FIRST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 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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