



**GASCOIGNE  
HALMAN**

Oakfield, Sale  
Asking Price £270,000

THE AREA'S LEADING ESTATE AGENCY



This popular McCarthy Stone retirement development offers a third floor two bedroomed apartment overlooking the south-west aspect. The modern complex reveals excellent facilities comprising a large communal lounge with kitchen, communal laundry room and gardens along with a guest room for visitors. McCarthy Stone are a leading retirement builder who offer statement design developments. This beautiful complex is located along a desirable tree lined road in Sale, and is positioned within easy access to Sale town centre and Ashton on Mersey village.

## Property details

- McCarthy & Stone Retirement Apartment
- Third Floor Apartment accessed via Stairs or Lift
- Two Double Bedrooms enjoying Pleasant Communal Garden Aspect
- Spacious Lounge With Dining Area
- Communal Areas Internally & Externally, Including Lounge and Laundry Room
- Must Be Viewed To Be Appreciated



## About this property

The lovely apartment has a spacious lounge with dining area, modern kitchen, contemporary bathroom and en suite shower room to the main bedroom with a further exceptionally good sized second bedroom.

The lounge, kitchen and main bedroom, in particular, boast lovely views over the garden. An added bonus is the generous storage space provided together with cloaks cupboard and good sized airing cupboard.

There is the added advantage of lift access to all floors and the development is further serviced by a house manager.

A car park space is allocated to the apartment at an additional cost. Viewing is highly recommended.









## DIRECTIONS

M33 6NG

## 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		83   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Electric

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Ask Agent

## 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

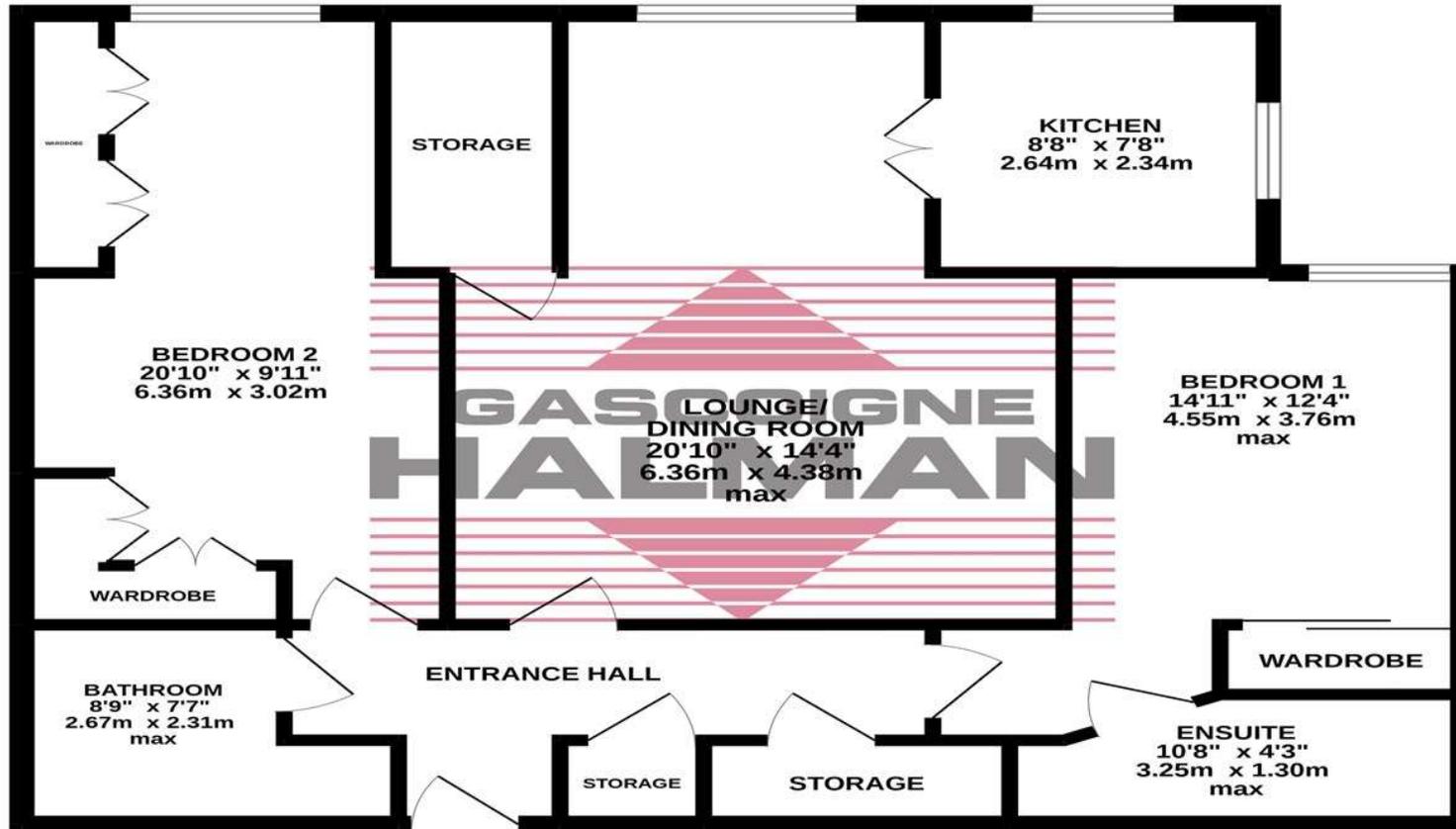
Ask Agent

## 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.

## THIRD FLOOR 888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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