



Old Hall Road, Sale, Trafford, M33

Guide Price: £125,000

Leasehold

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This delightful one-bedroom first-floor apartment is set within the sought-after development of Old Hall Court situated in the heart of Sale Moor Village and close to Sale Water Park, Metrolink and Motorway Networks.

The property features a spacious living and dining room, enhanced by a large window that floods the room with natural light and provides attractive views over the well-maintained gardens beyond. A fitted kitchen offers space for free-standing appliances, creating a practical and functional space ideal for everyday living.

The apartment offers one well-proportioned double bedroom, along with a bright and airy white three-piece bathroom suite, providing a clean and modern finish.

Externally, the property enjoys well-kept communal grounds, along with the added benefit of parking and a garage.

This apartment is perfectly suited for first-time buyers, downsizers, or those seeking an investment opportunity in a desirable location.

EPC D

Leasehold

999 Years from 12/9/1966

Council Tax Band A

Service Charge £77pcm

First Floor
Approx. 30.9 sq. metres (332.7 sq. feet)



Total area: approx. 30.9 sq. metres (332.7 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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.