



**GASCOIGNE
HALMAN**

Dane Road, Sale
Offers Over £250,000

THE AREA'S LEADING ESTATE AGENCY



Modern Two-Bedroom First Floor Apartment with Open Plan Living, Two Bathrooms, and secure gated entry in a prime location within convenient reach of Dane Road Metrolink, Sale Town Centre and the M60 Motorway.

Property details

- First Floor Apartment
- Open Plan Living Kitchen Diner
- Lift Access to All Floors
- Conveniently Located Close to Dane Road Metrolink
- Allocated Parking Space
- Secure Electric Gate on Entry
- Two Bathrooms
- Two Double Bedrooms

Trafford Metropolitan Borough Council Tax Band C
Ground Rent Payable of £250 Per Annum
Service Charge Payable of £171 Per Calendar Month



About this property

Situated on Dane Road in Sale, this well-presented first-floor apartment offers a stylish and comfortable living space.

The property features two generously sized double bedrooms and two modern bathrooms, providing ample accommodation for a variety of needs.

The open plan living kitchen diner creates a spacious and inviting environment, ideal for both relaxing and entertaining, benefitting from two Juliet balconies. Residents will benefit from secure electric gate access upon entry, ensuring peace of mind and added security.

Conveniently located close to Dane Road Metrolink, the apartment offers excellent transport links for commuting and leisure.

This property represents an excellent opportunity to acquire a contemporary home in a sought-after location.



DIRECTIONS

M33 7BP

COUNCIL TAX BAND

C

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

Electric

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

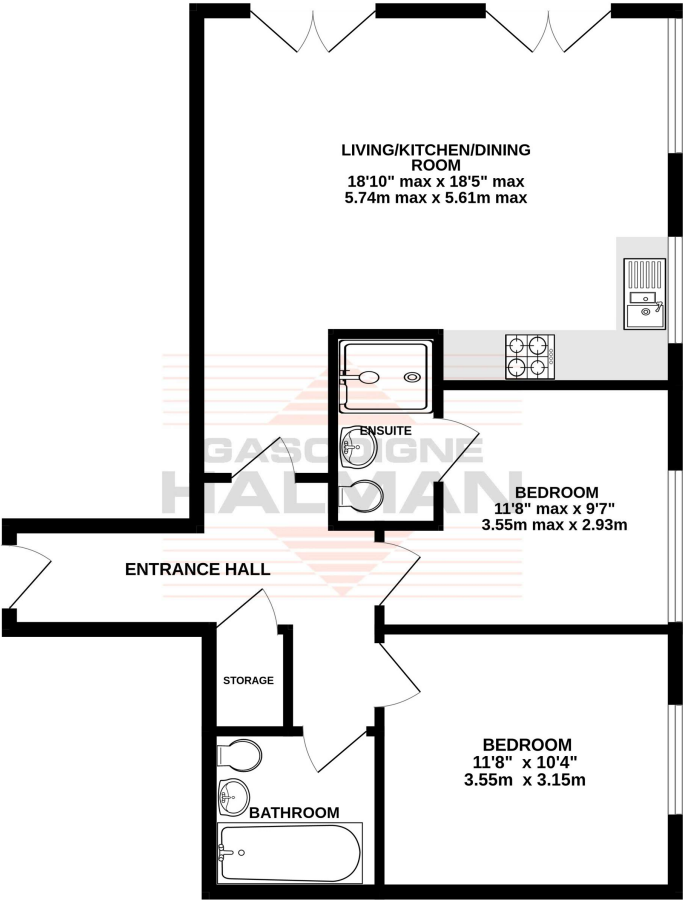
Ask Agent

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
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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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