



**GASCOIGNE
HALMAN**

Hollies Court, Melrose Avenue, Sale
£180,000

THE AREA'S LEADING ESTATE AGENCY



An attractive and well sized first floor apartment, tucked away in a secluded backwater setting close to Sale Town Centre off Poplar Avenue, with a spacious dining kitchen, large living room, and large double bedroom, occupying a private charming position, within easy reach of Sale, key transport links including Brooklands and Sale tram stops, popular primary schools and amenities. NO CHAIN.

Property details

- One Bedroom First Floor Apartment
- Within Convenient Reach of Sale and Brooklands Metrolink, plus Sale Town Centre
- Off Road Parking and Garage
- Peaceful Cul-De-Sac Location
- Large Living Room and Separate Dining Kitchen



About this property

Enjoying a fine backwater position in the exclusive 'Hollies Court', within easy reach of Sale town centre and two tram stops, an attractive, well maintained and spacious one bedroom first floor apartment, in need of some modernisation, with a charming secluded setting, and in easy reach of convenient useful amenities.

The development is located at the head of Melrose Avenue, just off Poplar Grove, occupying a prime location, with the development being well maintained and private, yet conveniently positioned, with charming enveloping grounds, and useful garaging and off-road parking.

The apartment itself is located on the first floor, and begins with a welcoming entrance hall complete with a mass of inbuilt storage, and leads to a spacious layout including a large living/ dining room complete with large picture-frame style window, a generous fitted kitchen with space for a dining area, a good sized double bedroom with fitted wardrobes, and a modern refitted shower room.

The apartment has been lovingly maintained and offers huge potential to enhance with some cosmetic modernisation.

The home enjoys pleasant well maintained communal gardens, and a garage en-bloc.





DIRECTIONS

M33 3EZ

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Cable

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

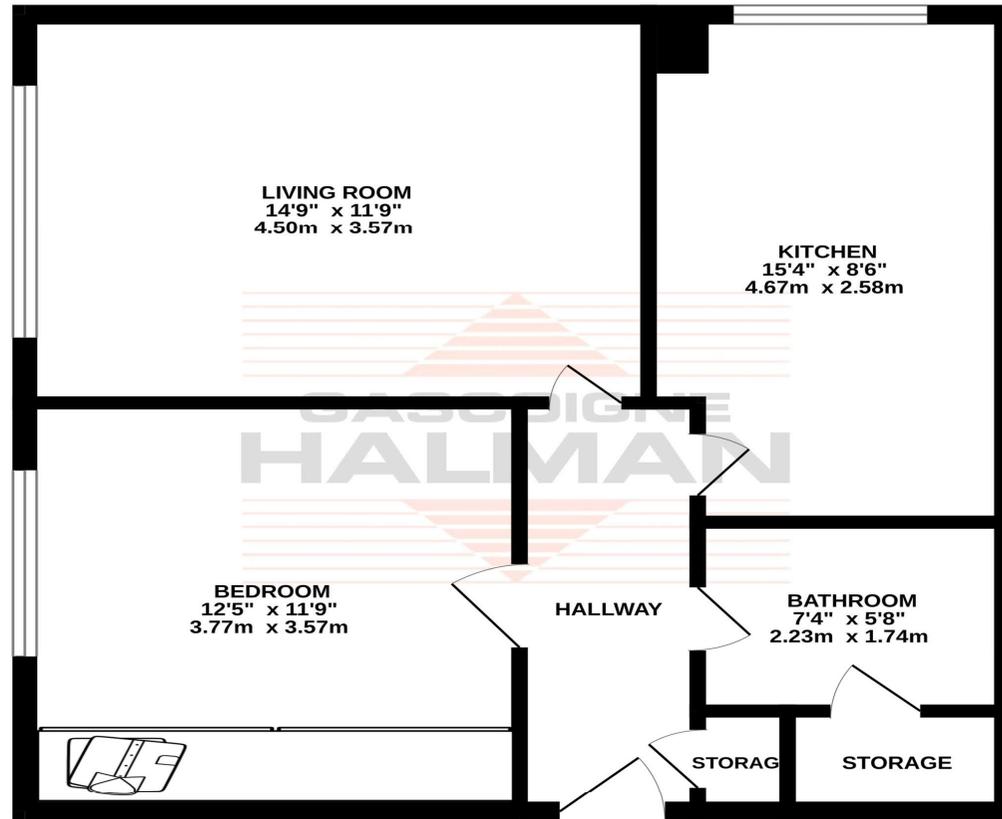
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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FIRST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.9 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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