



**GASCOIGNE
HALMAN**

Central 3, Wharf Road, Sale
£239,950

THE AREA'S LEADING ESTATE AGENCY



This contemporary top-floor apartment features two bedrooms and two bathrooms, situated in a modern development in a highly sought-after area within walking distance of Sale town centre, Sale Metrolink, and Worthington Park which retains its prestigious Green Flag status.

Property details

- Modern Two Double Bedroom Second Floor Apartment
- Well Presented Lounge Diner with Access to Balcony
- Established Modern Development Close to Sale Town Centre & Metrolink
- Allocated Parking & Visitors Parking Spaces
- Stylish Kitchen with Two Modern Bathrooms
- Ideal For First Time Buyers Or Investors



About this property

This exceptional two-bedroom, two-bathroom apartment on the second floor is situated within a centrally located, modern, and established development, making it perfect for any discerning buyer.

Offering a convenient environment, this sought-after complex is within walking distance of Sale Metrolink and Sale town centre. Additionally, the accommodation provides easy access to the M60 Motorway network, outstanding primary and secondary schools, and Worthington Park.

The apartment itself is discreetly located in a tranquil section of the development. Internally, the accommodation features a secure communal entrance hallway with a staircase leading to the second floor. The apartment promotes a hallway that branches out to two double bedrooms, with the master bedroom benefiting from an en-suite bathroom, a modern bathroom, and a spacious open-plan kitchen, living, and dining area. The property also offers visitor parking along with a designated allocated parking space.





DIRECTIONS

M33 2ZG

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

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

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

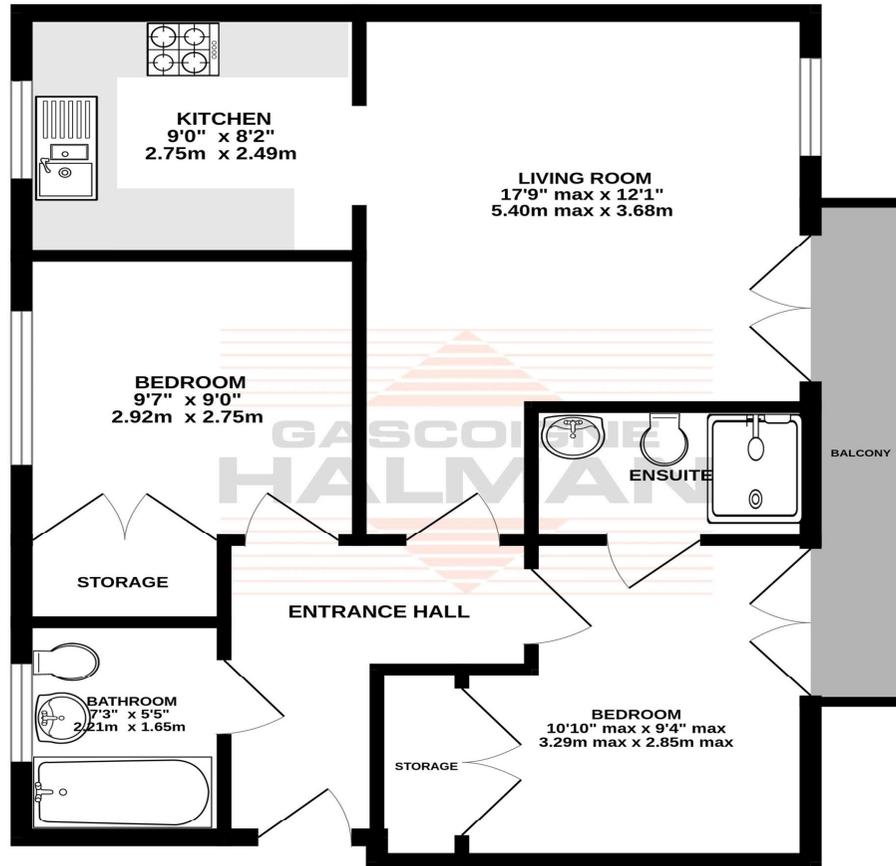
Ask Agent

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.

SECOND FLOOR
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.2 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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