



**Old Hall Road, Sale, Trafford, M33**

**Guide Price: £120,000**

*Leasehold*



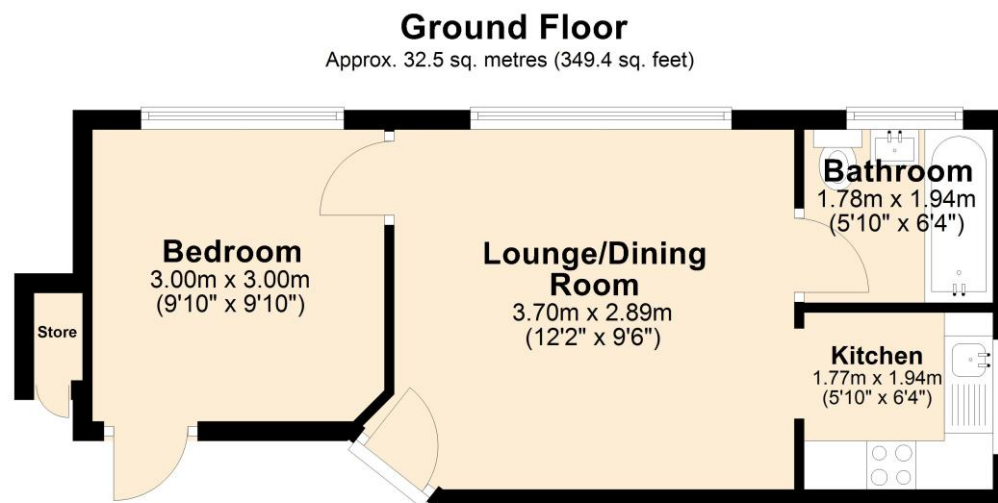
## Old Hall Road, Sale, Trafford, M33

Situated in the popular Old Hall Court on Old Hall Road, Sale, this one-bedroom first floor apartment is offered to the market with no onward chain.

The property is perfectly suited to first-time buyers, professionals, and buy-to-let investors, offering comfortable and low-maintenance living in a convenient location. Internally, the apartment features a bright open-plan living and dining area, providing a versatile space for both relaxing and entertaining. The fitted kitchen is thoughtfully arranged with ample storage and workspace. The accommodation also includes a generously sized double bedroom and a modern white fitted bathroom.

Externally, the development benefits from residents' parking, adding to the practicality of the property. The location is particularly appealing, with excellent access to motorway networks, making commuting easy, while Sale Water Park and Sale Moor Village are both nearby, offering a range of leisure amenities, shops, cafés, and green spaces.

- Leasehold
- 999 years from 18 January 1967
- Ground rent and service charge £77pcm
- EPC Grade D
- Council Tax band A



Total area: approx. 32.5 sq. metres (349.4 sq. feet)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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.