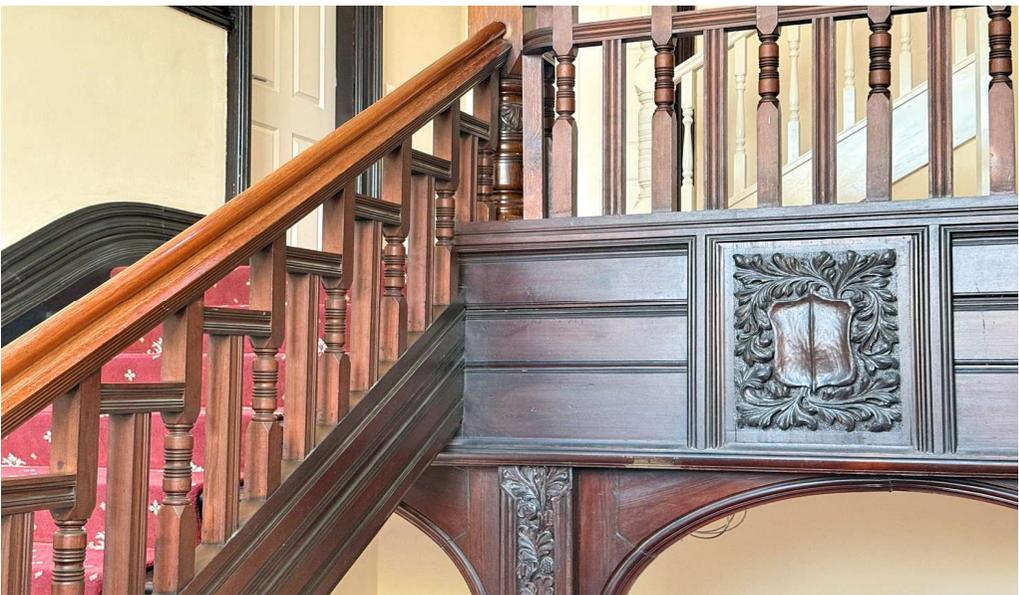




**GASCOIGNE  
HALMAN**

Washway Road, Sale  
Asking Price £240,000

THE AREA'S LEADING ESTATE AGENCY



Nestled in a stunning period building in the heart of Sale, this elegant two-bedroom apartment offers an outstanding living experience, seamlessly blending classic architectural beauty with modern sophistication.

## Property details

- Set Within a Beautiful Period Building with Original Features
- Two Double Bedrooms
- Mezzanine in the Living/Dining/Kitchen Area
- Located on the Second Floor
- Within Convenient Reach of Sale and Timperley
- Highly Sought After Location



## About this property

Upon entry, you are greeted by a stunning communal entrance with high ceilings, stained glass large wooden windows and original period features.

The property comprises, an open plan living dining kitchen area with skylight windows and a mezzanine area, accessed via fitted ladders, currently used as an office space. There are two double bedrooms, both boasting en suite shower rooms.

Residents enjoy access to beautifully landscaped communal grounds, providing a serene outdoor escape that is a rare find in such a central location. Additionally, the property includes parking for multiple vehicles, a highly desirable feature in the heart of Sale.











## DIRECTIONS

M33 4BP

## COUNCIL TAX BAND

A

## TENURE

Share of Freehold

## 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		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## 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 cabinet

## 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

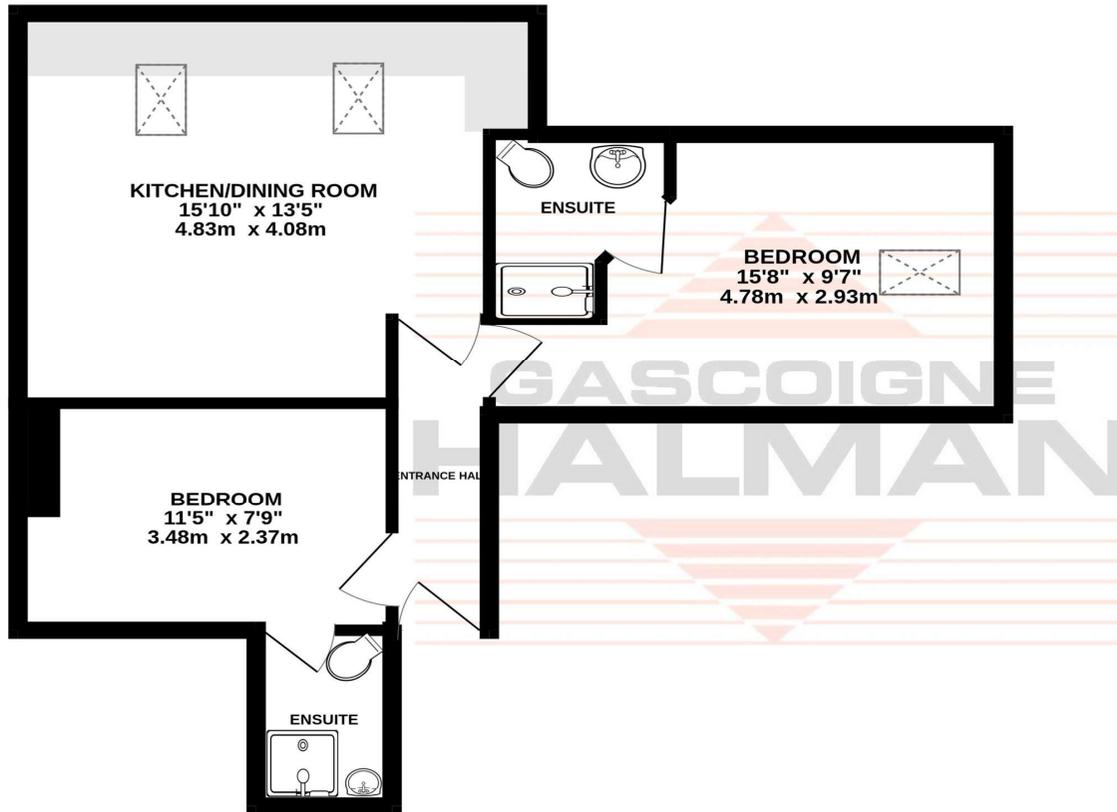
Ask Agent

## 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  
482 sq.ft. (44.8 sq.m.) approx.



MEZANINE  
105 sq.ft. (9.8 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 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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