



**GASCOIGNE
HALMAN**

Dane Road, Sale
£185,000

THE AREA'S LEADING ESTATE AGENCY



This modern and contemporary third floor one bedroom apartment is positioned in the heart of Sale Town. It boasts an open-concept living space, allocated parking and close proximity to excellent transport links, making it an outstanding opportunity for a range of prospective buyers.

Property details

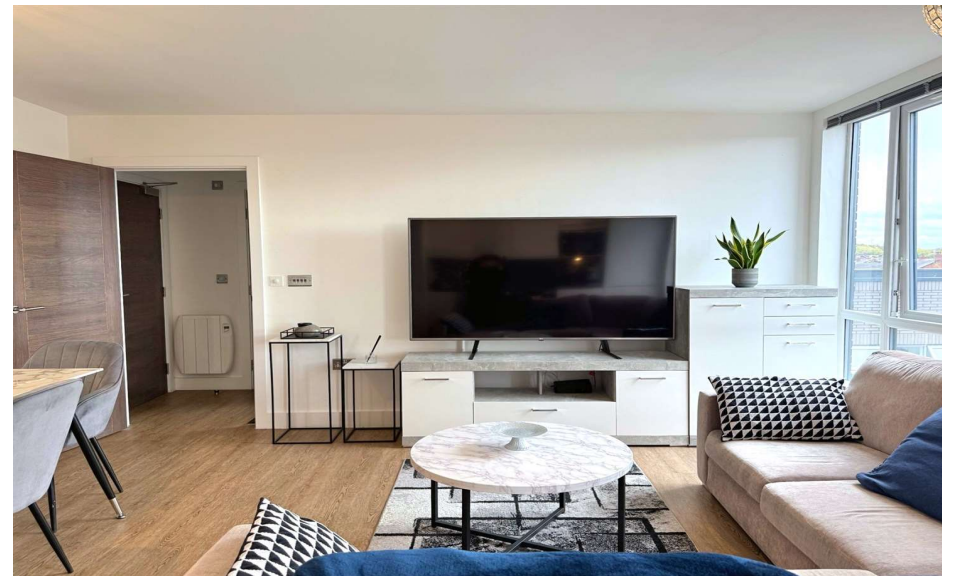
- Third Floor Apartment
- Ideal Location Close To Metrolink and Town Centre
- Spacious Bedroom & Modern Shower Room
- Open Plan Lounge/Kitchen/Diner
- Range Of Bosch Fitted Appliances
- Residents Allocated Parking



About this property

Located in the recently completed apartment development, 'Crossford Court' is positioned in the heart of Sale Town. An immaculate third floor apartment with one double bedroom, modern shower room, and an open plan living/dining room & Kitchen with a range of Bosch integrated appliances.

Set within close proximity to the motorway networks as well as a number of Metrolink Stations. The apartments have been wonderfully designed and are presented to high modern specification throughout. Perfect for first time buyers or buy -to- let investors.



GASCOIGNE HALMAN



DIRECTIONS

M33 7GR

COUNCIL TAX BAND

A

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 MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	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 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

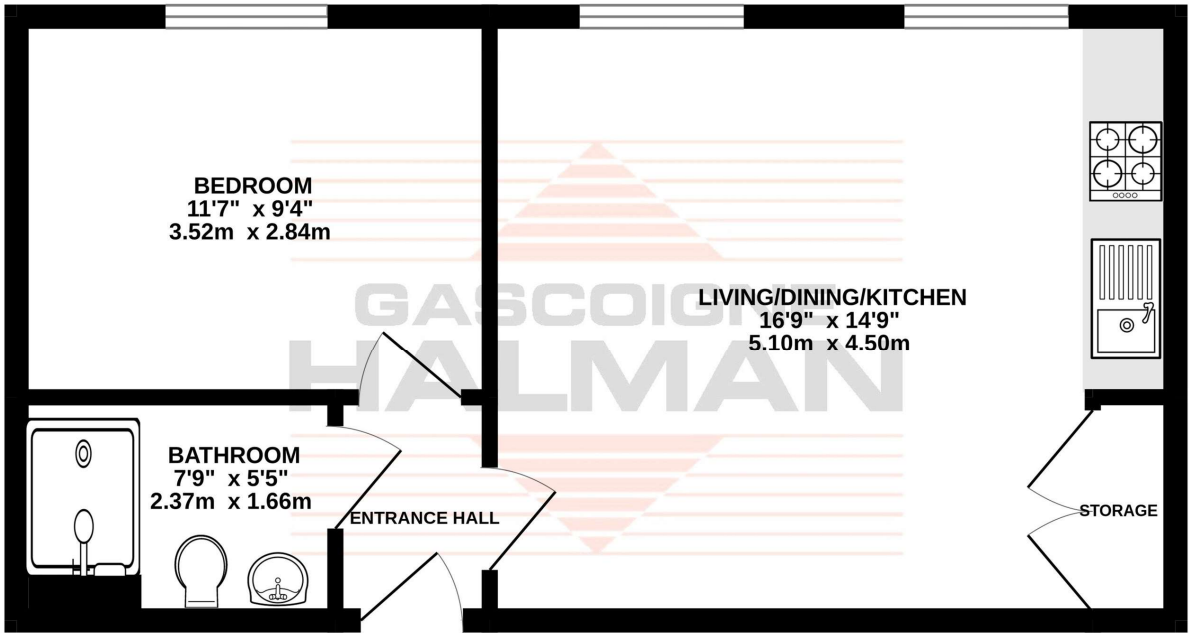
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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THIRD FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 415 sq.ft. (38.6 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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