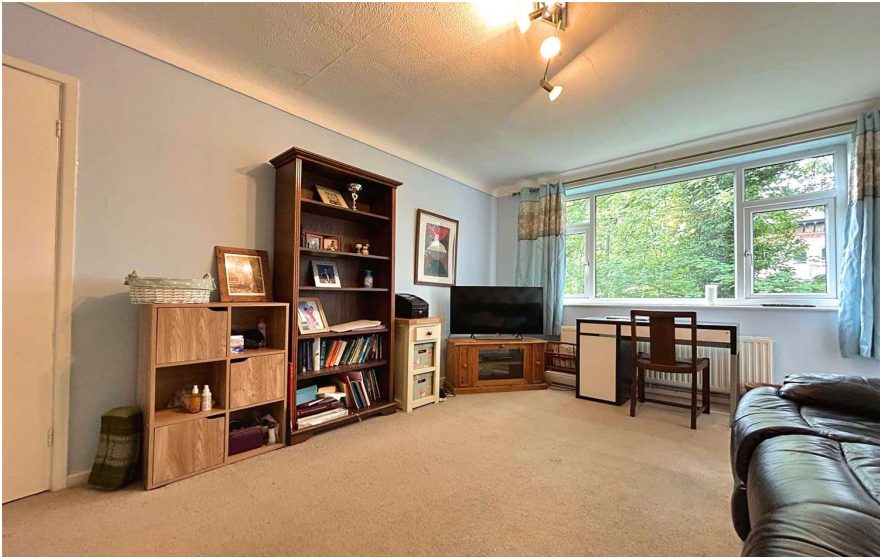




**GASCOIGNE  
HALMAN**

Wardle Road, Sale  
**£160,000**

THE AREA'S LEADING ESTATE AGENCY



Wardle Court is a sought-after development situated in a prime location, offering easy access to Sale town centre and the Sale Metrolink.

Located along the well regarded tree-lined Wardle Road, this first-floor apartment with double bedrooms is perfect for first-time buyers or investors.

## Property details

- Positioned Within The Highly Desirable Wardle Court
- Double Bedroom First Floor Apartment with Residents Parking
- Ideal For First Time Buyers Or Investors
- Close To Excellent Primary & Secondary Schools
- Walking Distance To Sale Town Centre & Sale Metrolink
- Must Be Viewed To Be Appreciated



## About this property

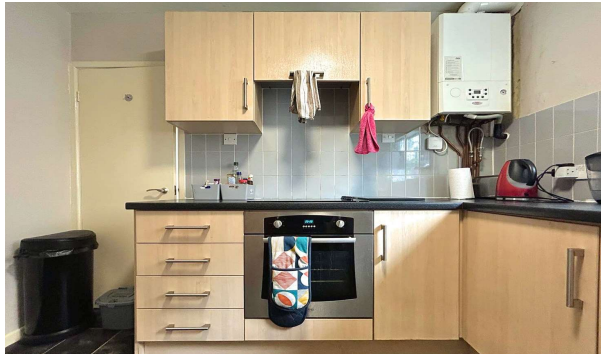
This first-floor apartment is prominently situated off Wardle Road, in close proximity to Sale town centre and the Sale Metrolink.

Internally, the property offers a substantial amount of space, including an entrance hallway that leads to the master bedroom, which is equipped with a variety of fitted wardrobes.

Through the inner hallway, one can find a generously sized living room/dining area, a three-piece bathroom, and a spacious kitchen. Externally, residents have access to well-maintained communal gardens and private parking. There are also two separate storage cupboards just outside the apartment.



# GASCOIGNE HALMAN



## **DIRECTIONS**

M33 3LY

## **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 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**

Copper wire

## **ANY EASEMENTS, SERVITUDES OR WAYLEAVES?**

No

## **ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY**

Yes

## **THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?**

No

## **SOURCES OF FLOODING**

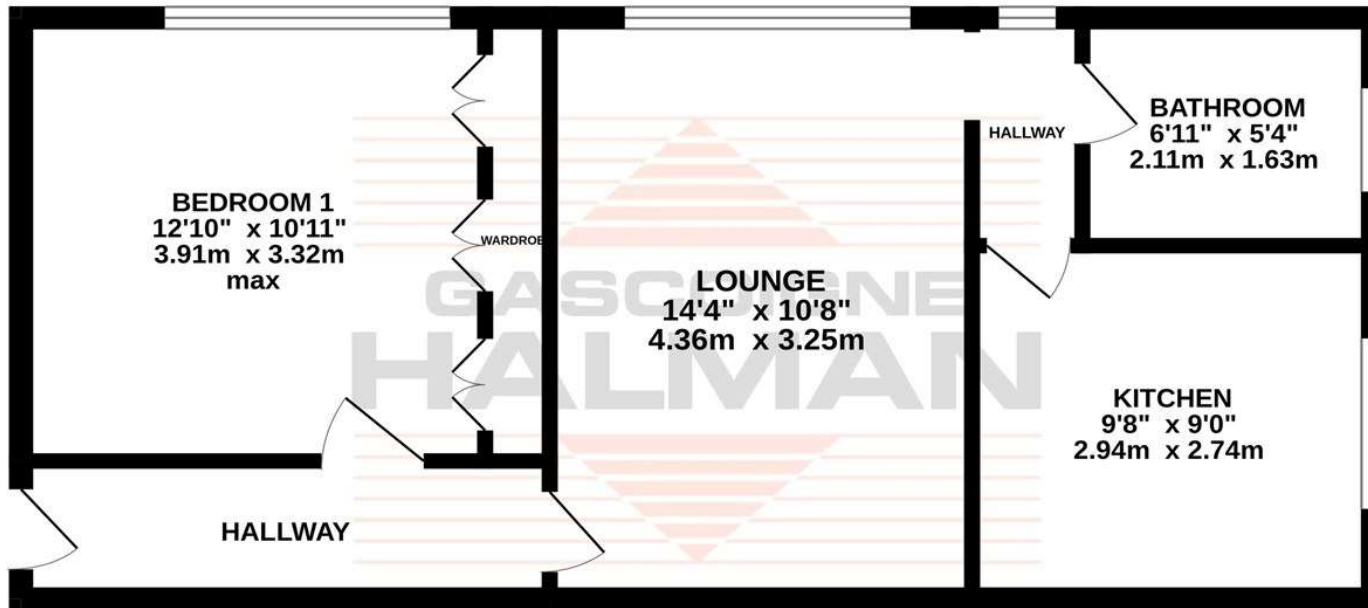
Ask Agent

## **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.

## FIRST FLOOR 488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.3 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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THE AREA'S LEADING ESTATE AGENCY

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