



**GASCOIGNE
HALMAN**

Wardle Road, Sale
£170,000.00

THE AREA'S LEADING ESTATE AGENCY



Wardle Court is a highly desirable development positioned in an excellent location with convenient access to Sale town centre & Sale Metrolink. With the access positioned along the popular tree lined road of Wardle Road, this Top Floor, double bedroom apartment is ideal for first time buyers or investors.

Property details

- Positioned Within The Highly Desirable Wardle Court
- One Double Bedroom Top Floor Apartment with Residents Parking
- Walking Distance To Sale Town Centre & Sale Metrolink
- No Onward Chain
- Entrance door positioned along the highly desirable Marlborough Road
- Ideal For First Time Buyers Or Investors



About this property

This Top 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, comprising an entrance hallway that leads to the master bedroom, a generously sized living room/dining area, a three-piece bathroom, and a spacious kitchen.

Externally, residents can take pleasure in well-maintained communal gardens and private parking.

Furthermore, the apartment benefits from the added advantage of having no onward chain.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	42 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

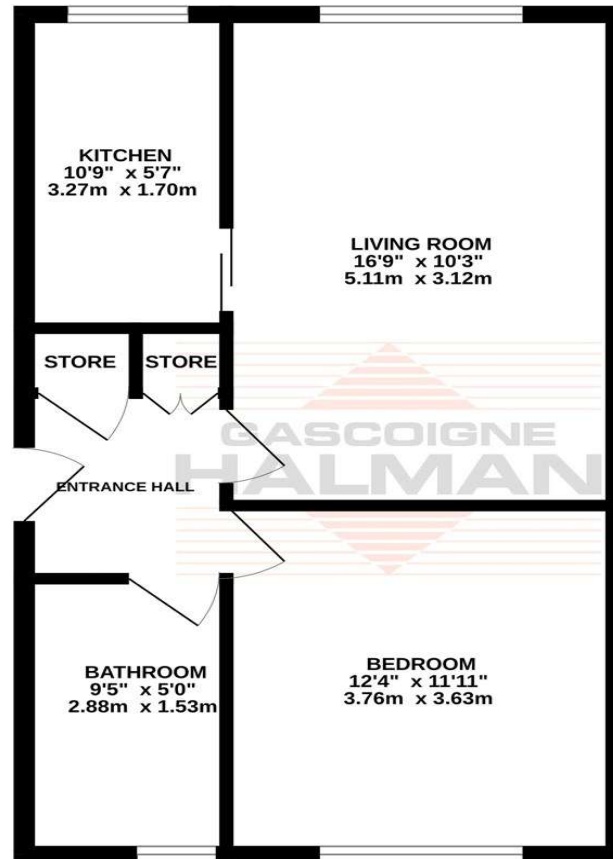
Ask Agent

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.

GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 469 sq.ft. (43.5 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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