



**GASCOIGNE
HALMAN**

71 BRAMCOTE AVENUE, MANCHESTER

THE AREAS LEADING ESTATE AGENT



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A beautifully presented TWO DOUBLE BEDROOM semi detached property, constructed in 2018, perfect for a wide range of buyers. With an OPEN PLAN DINING KITCHEN and good sized rear garden, the property is situated in a convenient location within close proximity to transport links and various amenities. The property is offered for sale at either 50% shared ownership or alternatively full value!! Available with No Chain.





In brief, the property comprises; a welcoming entrance hall with downstairs WC and ample understairs storage. There is a bright living room with a separate dining kitchen, fitted with integrated appliances and a range of base and eye level units. To the first floor are two large bedrooms and a family bathroom with three piece suite. Externally, there is a spacious rear garden with artificial grass designed for low maintenance plus a paved area, ideal for outdoor dining and fenced borders. To the front is a driveway providing off road parking via gated access.

LOCATION

The property is situated within an extremely popular place to live, thanks to convenient transport links into Media City, Manchester City Centre and other neighbouring areas via Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale, Timperley, Baguley and the surrounding areas are also very desirable locations for families. Local retail parks offer fantastic convenience with various shops and amenities nearby and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away. Timperley village meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores.

DIRECTIONS

M23 1FX

TENURE

Leasehold.

Original lease length of 125 years from 2018. (119 years remain).

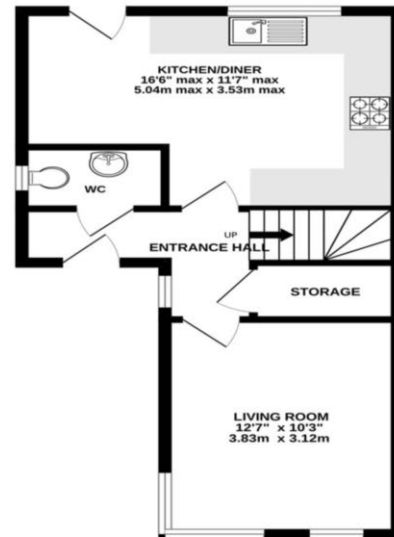
If bought at 50% Shared Ownership then additional payment of £271.35 PCM which also includes Service Charge.

Please confirm all charges with your solicitor.

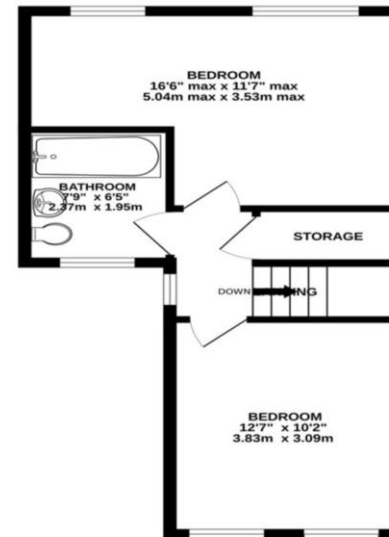
LOCAL AUTHORITY

Manchester Council Tax Band B

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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ALTRINCHAM OFFICE

0161 929 1500

altrincham@gascoignehalman.co.uk

26 The Downs, Altrincham, WA14 2PU

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