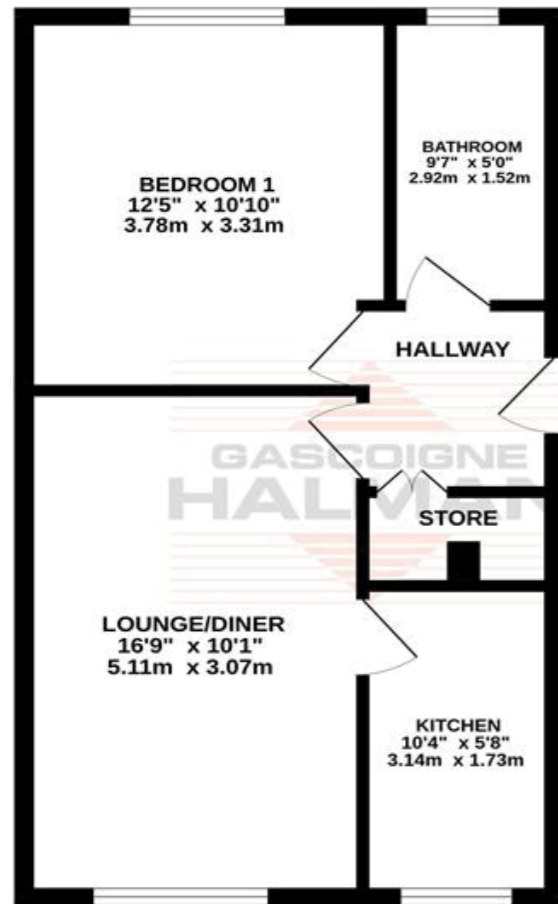


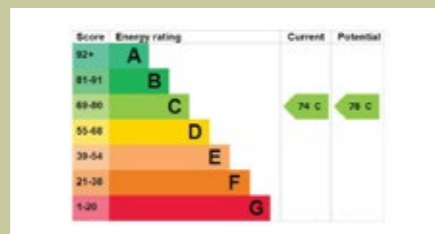
FLAT 25 LINDEN LEA
 Brooklands Road, Sale
OFFERS OVER
£150,000

GROUND FLOOR
 458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 458 sq.ft. (42.5 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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NOTICE
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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

This popular development is position in a highly desirable location close to Brooklands metrolink as well as being within walking distance of amenities and Brooklands Health Club. This spacious ground floor apartment offering 460 sq/ft is ideal for a range of buyers, including first time buyers, investors and those looking to downsize. No Onward Chain

- Ground Floor Apartment
- Walking Distance to Brooklands Metrolink
- Residents Parking Available

- No Onward Chain
- Highly Desirable Development Close to Amenities
- Spacious One Double Bedroom Apartment

**OFFERS OVER
£150,000**

FLAT 25 LINDEN LEA
Brooklands Road, Sale



DESCRIPTION

This desirable apartment reveals spacious accommodation throughout. A secure communal entrance hallway leads to two useful storage cupboards which are exclusive to the apartment. Internally the apartment includes an entrance hallway with a useful store cupboard. A bathroom and large double bedroom are accessible from the entrance hallway as is the large living room & dining room. The kitchen is positioned just off the reception room and completes wonderful accommodation throughout. The development offers residents parking. No Chain.

LOCATION

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

DIRECTIONS

For SatNav purposes: M33 3GL

TENURE

Leasehold - 132 Years from 1st January 1982 - GR£40.00 PA SC £800.00 PA - Subject to verification by Solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford MBC - Council Tax Band B

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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