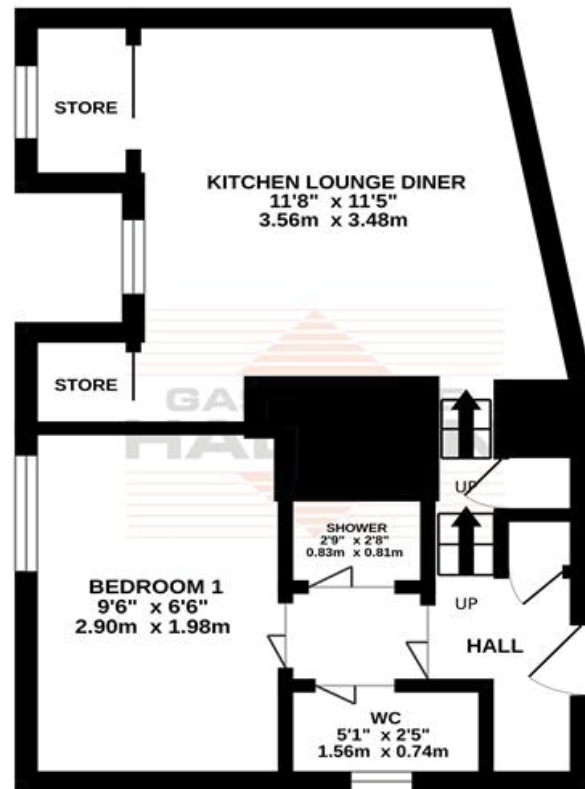


# FLAT J OAKLEIGH HOUSE

50 The Avenue, Sale

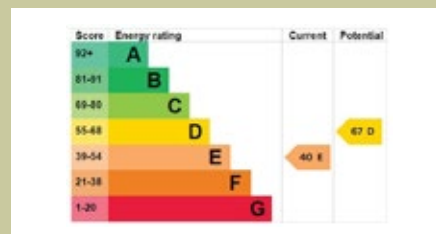
£125,000

GROUND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 269 sq.ft. (25.0 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.  
Made with Metropix ©2024



**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.

THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

This beautiful period development is neatly tucked away in an inconspicuous position just off The Avenue. The property boasts a handsome striking facade with a modern interior to complement the wonderful exterior original features. The development promotes residents parking and shared communal gardens. NO CHAIN



- Bijou One Bedroom Penthouse Apartment
- Contemporary Accommodation Throughout
- Split Level Accommodation with Charming Original Features

- Residents Parking Available
- Highly Desirable Location Positioned Just off The Avenue
- Beautiful Period Development with Communal Gardens

**£125,000**

**FLAT J OAKLEIGH HOUSE**

50 The Avenue, Sale



This penthouse apartment has been refurbished to display a modern interior throughout. A communal entrance hallway leads to this second floor apartment which certainly enjoys some excellent views from the apartment itself. Internally the accommodation reveals a split level hallway with a bedroom accessed via an inner hall which is flanked by a WC and modern shower. A stylish new kitchen has been fitted into the open plan kitchen lounge diner which enjoys part vaulted ceilings and original timber beams with ample eaves storage. The property includes several storage cupboards to the hallway, one of which house the boiler for the electric heating throughout the accommodation. No Onward 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 4PH

**TENURE**

Leasehold - 125 Years from 1st February 2000 - GR £348.96PA - SC £2281.56PA - 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 A

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**