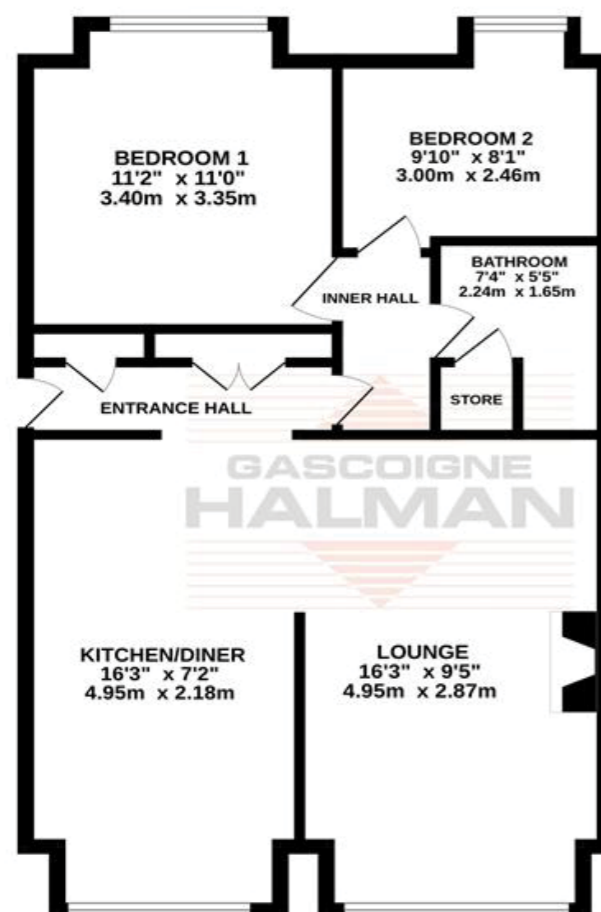
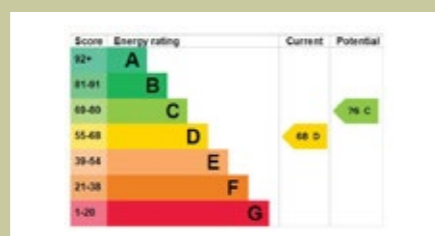


24 THE MEWS
Beaufort Road, Sale
£210,000

GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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 Metreplus (2023)



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@gascoignehalman.co.uk

gascoignehalman.co.uk



This wonderful two bedroom second floor apartment is positioned in a highly desirable location close to transport links as well as excellent Schools. Equally the property is conveniently positioned for Brooklands Health Club & Walkden Gardens with Sale Moor village also within striking distance.

The property reveals well presented accommodation with an excellent level of living space on offer. No Onward Chain

GASCOIGNE HALMAN

- Top Floor Penthouse Apartment
- Highly Desirable Residential Location
- Walking Distance to Brooklands Metrolink

- Conveniently Positioned for Brooklands Health Club, Sale Grammar School & Walkden Gardens
- Residents Parking & Single Garage Included
- No Onward Chain

£210,000

24 THE MEWS

Beaufort Road, Sale



This wonderful apartment is positioned on a popular tree lined road and reveals excellent accommodation throughout. Internally the property reveals an entrance hallway with a range of fitted wardrobes. A secure intercom system provides access into the secure communal hallway. A contemporary kitchen dining room offers an open plan arrangement to the spacious living room, both of which include feature bay windows. Two well proportioned bedrooms and a family bathroom complete this excellent top floor apartment.

The property includes gas central heating and double glazing whilst externally there is residents parking and a single garage. To one side of the development there is also a gated entrance providing an excellent degree of security. 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 3WN

TENURE

Leasehold - 999 years from 1st November 1971 - GR £15.00 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 C

VIEWING

Viewing strictly by appointment through the Agents.

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



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