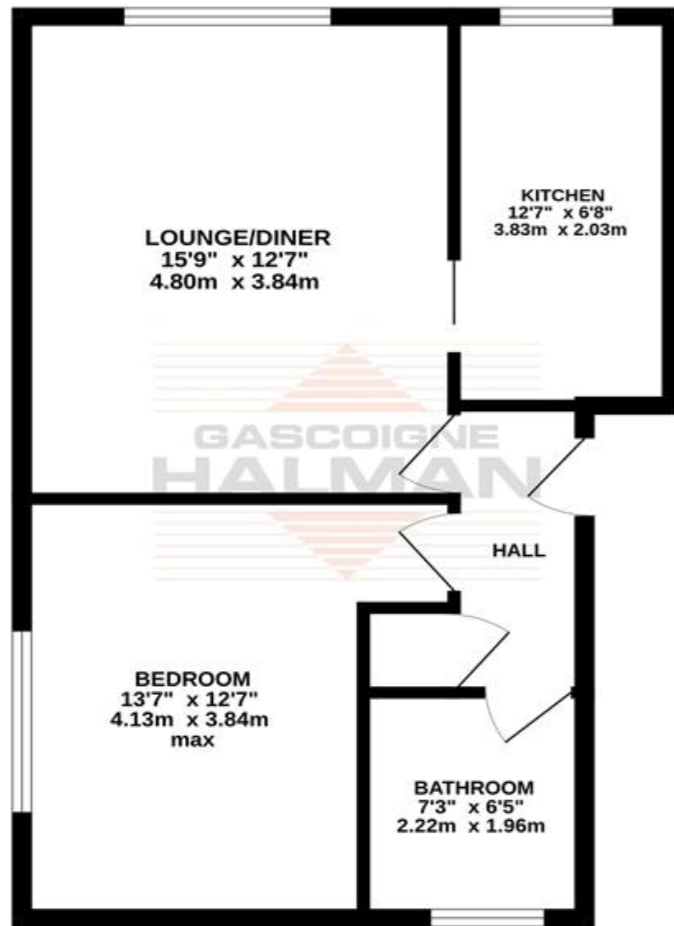
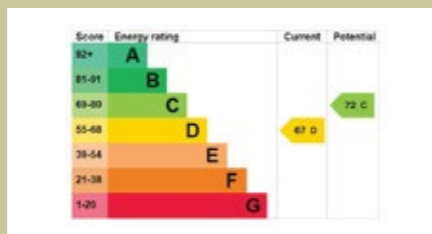


5 ROOKFIELD AVENUE
 Sale
OFFERS OVER
£160,000

FIRST FLOOR
 509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 509 sq ft. (47.3 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
 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

This centrally located development is positioned just off the popular tree lined 'Broad Road'. Offering a quiet setting within the development, this first floor one bedroom apartment is within easy reach of Sale town centre & Sale Metrolink and suitable for a range of buyers. No Chain.
 Garage Available For Additional Purchase

Sale
 96, School Road, SALE M33 7XB
 0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

- First Floor Apartment
- * Garage Available For Additional Purchase *
- Highly Desirable Central Location
- Close to the Popular Worthington Park

- Large Lounge & Kitchen/Diner
- Well Sized Bedroom
- Walking Distance to Sale Town Centre & Sale Metrolink
- Ideal For A Variety Of Buyers - No Chain

**OFFERS OVER
£160,000**

5 ROOKFIELD AVENUE

Sale



DESCRIPTION

An entrance hallway includes useful cupboard offering excellent storage. A large lounge leads to a bright & spacious kitchen/diner, whilst one double bedroom and a contemporary family bathroom complete excellent accommodation throughout. Externally there are well manicured communal gardens along with residents parking. The development is certain to suit a variety of buyers including investors, first time buyers or someone looking to downsize due to the excellent central location and transport links.

* The apartment also has the option to purchase a single garage with the garage block - please contact Gascoigne Halman for details *
Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

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 2BQ

TENURE

Leasehold - 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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