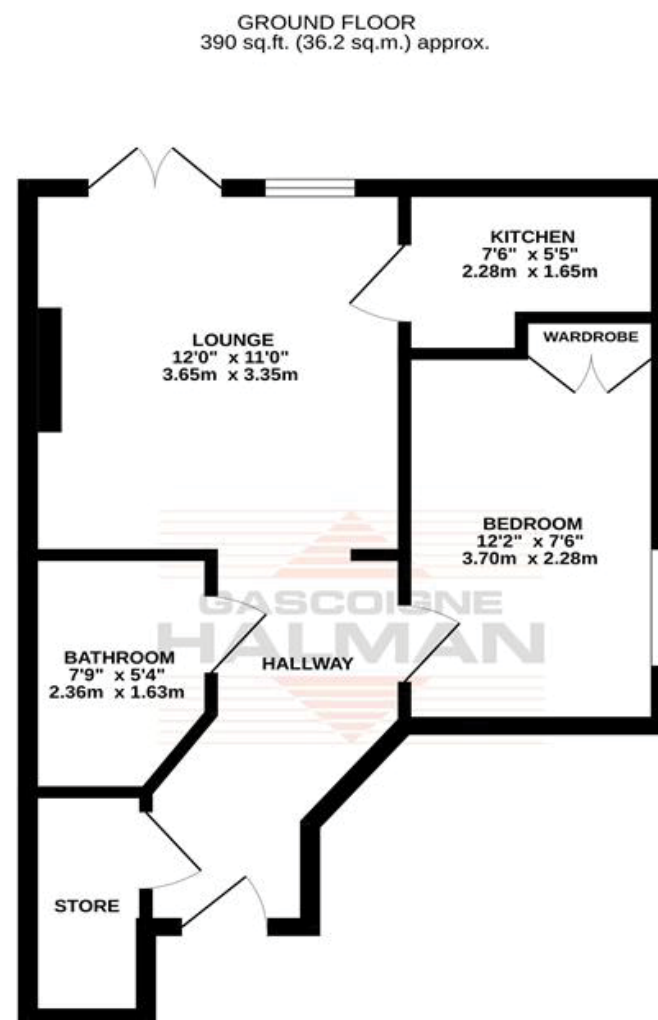


FLAT 2 PEGASUS COURT
61 Broad Road, Sale
OFFERS OVER
£135,000



TOTAL FLOOR AREA: 390 sq.ft. (36.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 MetreX 6/2024



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@gascoignehalman.co.uk

gascoignehalman.co.uk



Forming part of the ever popular Pegasus Court development is this well presented one bedroom ground floor apartment. The property has been maintained through out and features patio door leading to a private patio over looking the communal gardens. Situated in a privileged position in a leafy part of Sale, just across from Worthington Park and within a short distance of the Town Centre and its many amenities.

GASCOIGNE HALMAN

- Ground Floor Apartment
- One Double Bedroom With Fitted Wardrobes
- Modern Shower Room
- Communal Gardens & Parking
- Positioned Within Walking Distance To Sale Town Centre
- No Chain

**OFFERS OVER
£135,000**

FLAT 2 PEGASUS COURT

61 Broad Road, Sale



DESCRIPTION

This well presented ground floor retirement apartment at Pegasus Court is found in a secluded development on Broad Road yet still within easy reach of Sale Town Centre. A generous hallway branches off to a double bedroom with fitted wardrobes, a modern shower room and a lounge with doors leading out to a private rear patio area. A separate kitchen accessed through the lounge completes the living space. This wonderful development offers a unique living experience, with its well presented communal areas that enable residents and guests to socialise with regular coffee mornings in the lounge or conservatory.

This fabulous complex offers guest rooms for visitors (small charge applies) as well as laundry facilities. Externally communal gardens are well kept with a combination of mature trees and plants. Residents parking available

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 2ES

TENURE

Leasehold - 150 years from 1 January 1991- SC £2052.60PA - 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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