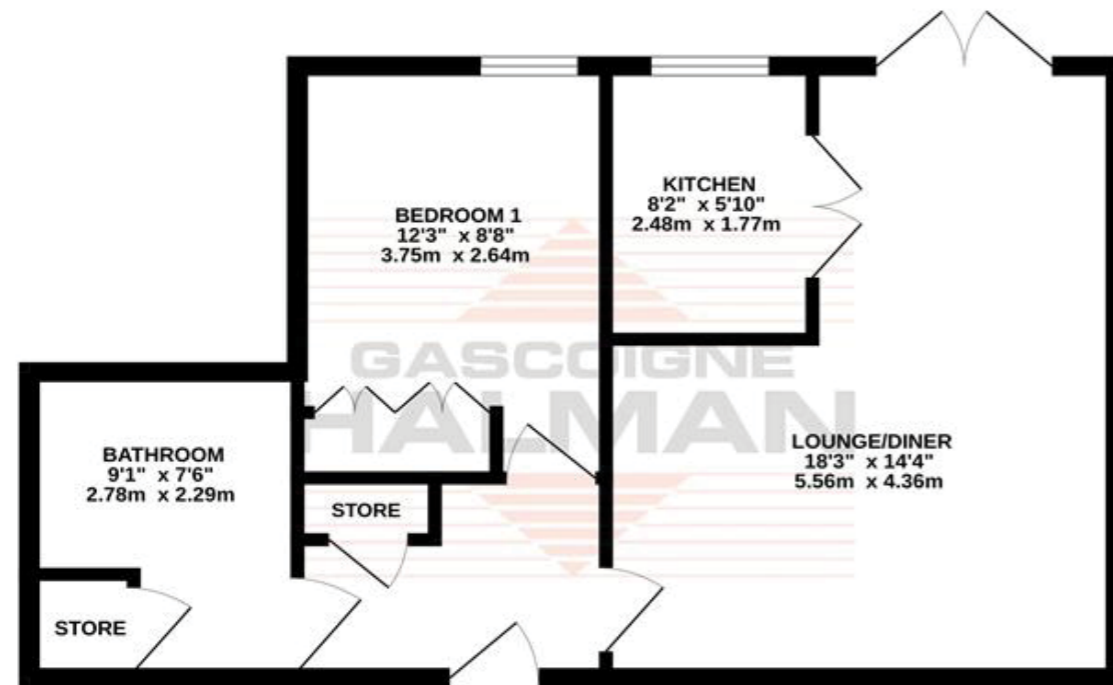


31 WHITEBROOK COURT
 Whitehall Road, Sale
£130,000

SECOND FLOOR
 488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.3 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

A spacious second floor, one bedroom retirement apartment for Over 60s. Situated within a highly popular development, offering communal lounge area and laundry. Located within close proximity to local amenities and Brooklands Metro Link.
 No Chain

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Second Floor Retirement Apartment
- One Double Bedroom With Fitted Wardrobes
- Open Plan Lounge/ Dining Room

- Walking Distance To Local Amenities And Metro Link
- Communal Lounge And On Site Guest Room
- No Chain

£130,000

31 WHITEBROOK COURT

Whitehall Road, Sale



DESCRIPTION

We are delighted to present a generous second floor retirement apartment. Upon entering the apartment there is a reception hallway with ample storage leading through to a spacious lounge/ dining room overlooking the communal gardens with feature fireplace and a modern fitted kitchen. A spacious double bedroom with fitted wardrobes and a walk in shower room completes this delightful living accommodation. Whilst benefiting from warden assistance and a communal lounge overlooking gardens. There is lift access to all floors and the added bonus of a guest room you are able to hire. No Chain

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved

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 3NL

TENURE

Leasehold - 125 years from 1 March 2002 - 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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