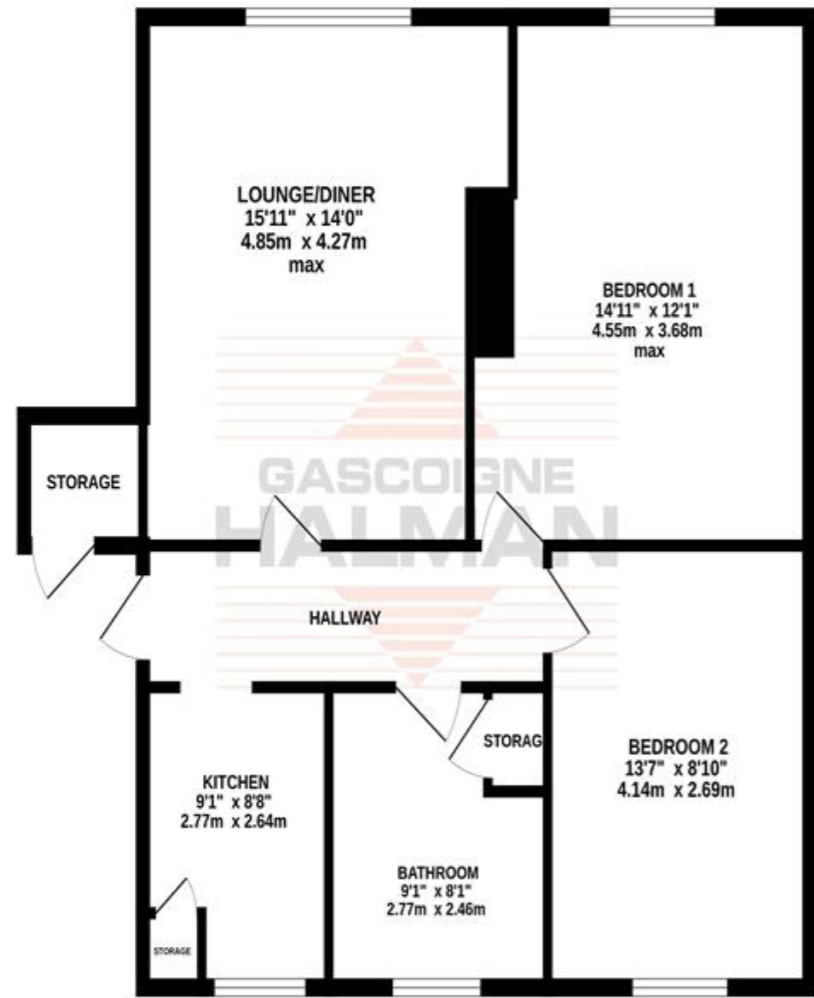
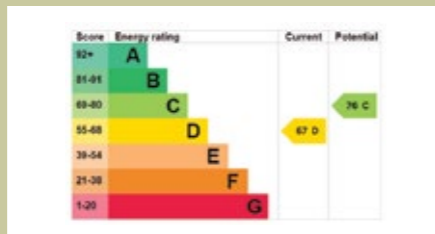


**FLAT 10 MAPLE LODGE**  
 Maple Road, Manchester  
**£200,000**

**GROUND FLOOR**  
 867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.6 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 letroplan C3024



**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

This two double bedroom, ground floor apartment, is positioned within a popular development just off Brooklands Road, which gives easy access to both Sale Town Centre and Timperley Village. Benefiting from well kept communal grounds and garage included.

- Beautifully Presented Ground Floor Apartment
- Two Double Bedrooms
- Large Lounge/Diner & Separate Kitchen

- Positioned Off The Popular Brooklands Rd
- Garage & Parking
- Ideal For A Variety Of Buyers

**£200,000**

**FLAT 10 MAPLE LODGE**

Maple Road, Manchester



**DESCRIPTION**

Maple Lodge is a popular residential development positioned close to local amenities and excellent transport links. The apartment contains two double bedrooms, a spacious lounge/diner and a separate kitchen which can all be found off the hallway along with the family bathroom benefitting a three piece suite. The apartment is located on the ground floor with a spacious storage cupboard in the communal hallway. Residents parking and garage included adds further appeal to this pleasant and well presented development.

**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: M23 9HJ

**TENURE**

Leasehold - From 25 March 1972 until 28 September 2140 - SC 1278.00PA and GR £150.00PA - Subject to verification by Solicitors

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Manchester City Council - Council Tax Band B

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**