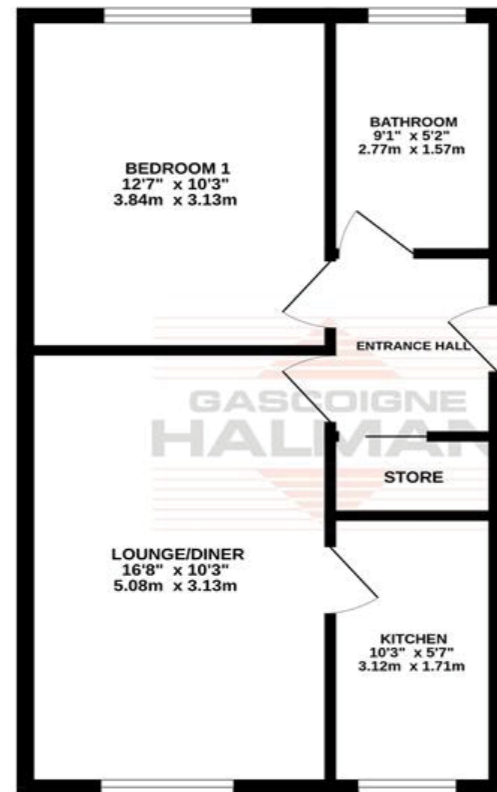
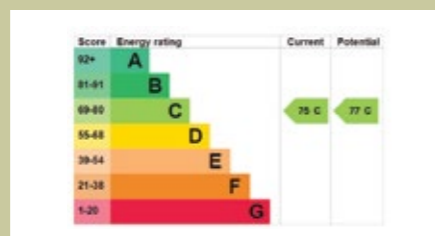


FLAT 35 LINDEN LEA
 35 Brooklands Road, Sale
£150,000

GROUND FLOOR
 462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 462 sq.ft. (42.9 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.
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 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



GASCOIGNE HALMAN

A popular development positioned in a highly desirable location close to Brooklands metrolink as well as being within walking distance of amenities and Brooklands Health Club. This spacious first floor apartment offering 460 sq/ft is ideal for a range of buyers, including first time buyers, investors and those looking to downsize.
 No Onward Chain

- First Floor Apartment
- Highly Desirable Development Close to Amenities
- Generous Open Plan Living/ Dining Room

- Residents Parking Available
- Walking Distance To Brooklands Metro Link
- No Onward Chain

£150,000

FLAT 35 LINDEN LEA

35 Brooklands Road, Sale



This desirable apartment reveals spacious accommodation throughout. A secure communal hallway leads upstairs to two useful storage cupboards which are exclusive to the apartment. Internally the apartment includes an entrance hallway with a useful store cupboard. Branching off the hallway is a generous double bedroom and a three piece bathroom. A spacious living/dining room and recently updated kitchen is positioned just off the reception room and completes wonderful accommodation throughout. The development offers residents parking.

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 3GL

TENURE

Leasehold - 132 years from 1 January 1982 GR £35.00PA SC
£1500.00 - 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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