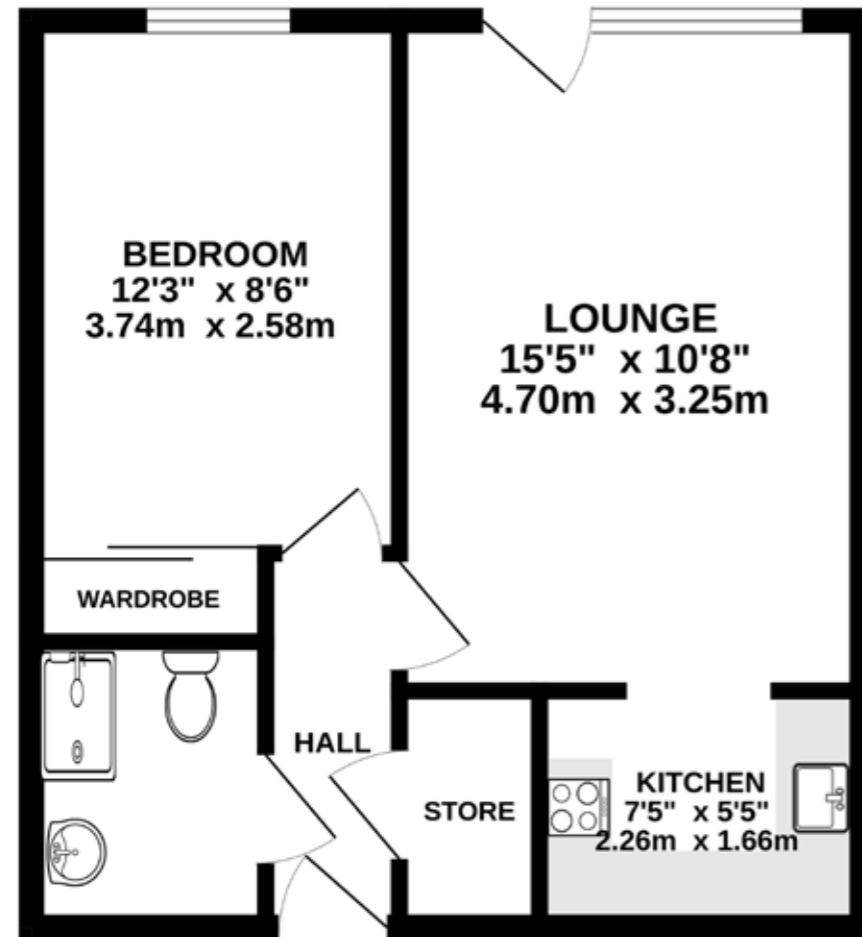


**FLAT 11/HOME LAUREL HOUSE**

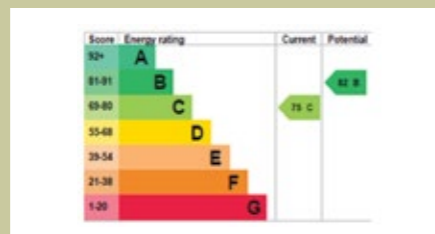
Whitehall Road, Sale

**£85,000**

**GROUND FLOOR**  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 399 sq.ft. (37.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metroplan ©2024



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they 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 spacious ground floor, 1 bedroom retirement apartment for Over 60s. Situated within a highly popular development, offering communal lounge area and laundry. Located close to local amenities and Brooklands Metro Link. NO CHAIN

- Retirement Apartment For Over 60s
- Large Double Bedroom
- Large Shower Bathroom

- Close to Local Amenities
- Patio Doors Leading To Garden Area
- Communal Lounge Area

**£85,000**

**FLAT 11/HOME LAUREL HOUSE**

Whitehall Road, Sale



**DESCRIPTION**

We are delighted to present a generous ground floor retirement apartment. Upon entering the apartment there is a reception hallway with ample storage, a large lounge overlooking the communal gardens, a modern fitted kitchen, a double bedroom, large walk in shower room, warden assistance and communal lounge overlooking gardens. This property has recently been decorated and has new carpets throughout. UPVC double glazed windows and windowed doors provides access to the manicured gardens. There is lift access to all floors and the added bonus of a guest room you are able to hire. NO CHAIN

**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 3WJ

**TENURE**

Leasehold - 125 years from 1 May 1987 SC £2361.00 PA - 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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**GASCOIGNE HALMAN**