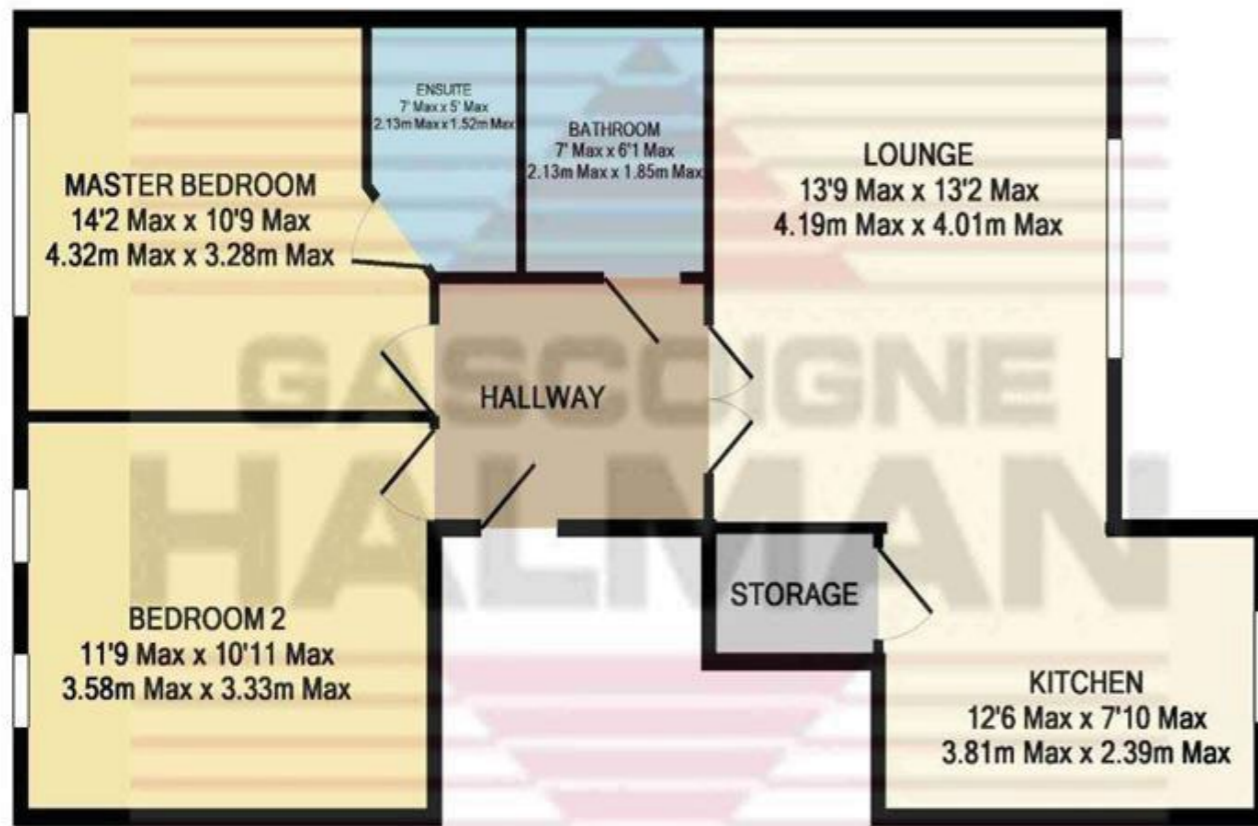


**168 THE WATERSIDE**  
 Bridgewater Street, Sale  
**£249,950**



TOTAL APPROX. FLOOR AREA 711 SQ.FT. (66.1 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2016



**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

This top floor two double bedroom apartment, positioned in a modern gated development, is set within walking distance of Sale Metrolink and Sale Town Centre. A spacious lounge and kitchen/dining room forms ideal accommodation and is certain to appeal to a variety of buyers. No Chain.

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

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

- Modern Established Development
- Top Floor Apartment
- Secure Gated Access with Allocated Parking

- Central Location within Walking Distance of Sale Town Centre & Metrolink
- Two Double Bedrooms, Master with En-Suite Shower Room
- No Chain

**£249,950**

**168 THE WATERSIDE**

Bridgewater Street, Sale



**'DESCRIPTION**

The Waterside' is a centrally located modern gated development which offers excellent convenience, especially with Sale town centre & Sale Metrolink within easy walking distance. Internally, the property reveals a spacious entrance hallway leading to two double bedrooms and a family bathroom. The master bedroom also benefits from a en-suite shower room. Double doors lead from the hallway through to the spacious lounge diner which in turn connects to a kitchen with a range of fitted appliances. A useful store cupboard/pantry is positioned off the kitchen.

There is also access to a large storage cupboard outside the apartment front door. One allocated parking space is located within this modern gated complex. 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 7HB

**TENURE**

Leasehold - 999 years from 1 January 2003 - SC £1792.32 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 D

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**