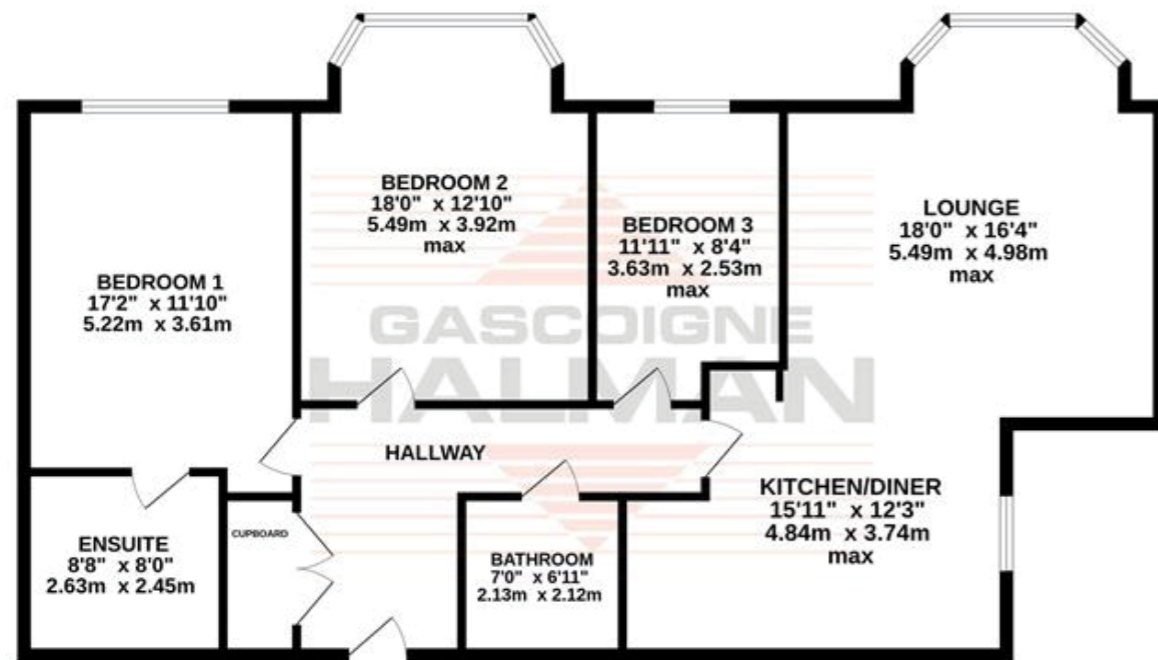


APT 6, 22 HOLMEFIELD

Sale

£385,000

FIRST FLOOR
1187 sq.ft. (110.3 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



This luxury development of apartments is situated in a convenient location with the advantage of secure parking and a lift providing access to this wonderful first floor property. This three bedroom apartment boasts modern living to a high standard which must be viewed to be appreciated. The property is close to local amenities and excellent transport links, making this ideal for a variety of buyers.

GASCOIGNE HALMAN

- Positioned In Modern Gated Development
- Three Generous Bedrooms - Master With Ensuite
- Large Open Lounge & Kitchen/Diner

- Lift Access To All Floors
- Parking & Communal Gardens
- No Chain

£385,000

APT 6, 22 HOLMEFIELD

Sale



Approaching 1200 sqft of accommodation and positioned in a desirable modern development, this wonderful apartment is certain to appeal to a variety of buyers. On entering the property, an entrance hallway leads through to a spacious reception room and a large contemporary fitted kitchen as well as three double bedrooms, with the master bedroom revealing an en-suite bathroom. A lovely three piece family bathroom complete the generous accommodation. The development boasts a lift with access to all floors as well as beautifully maintained communal garden. There is also residents parking and visitor 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 3AN

TENURE

Leasehold - 999 years from and including 1 September 2009
SC- £1943.92 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



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