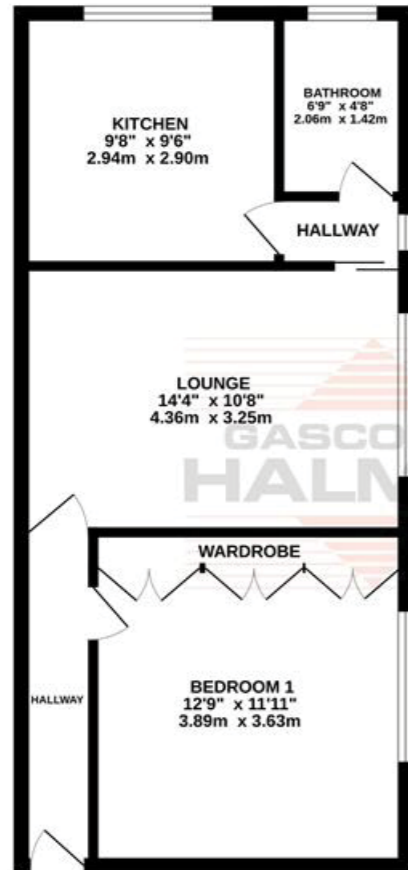


FLAT 41 WARDLE COURT
 14 Wardle Road, Sale
£150,000

GROUND FLOOR
 483 sq.ft. (44.8 sq.m.) approx.



GASCOIGNE HALMAN

TOTAL FLOOR AREA: 483 sq.ft. (44.8 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

Wardle Court is a highly desirable development positioned in an excellent location with convenient access to Sale town centre & Sale metrolink. With the access positioned along the popular tree lined road of Wardle Road, this First Floor, double bedroom apartment is ideal for first time buyers or investors.

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

gascoignealman.co.uk



GASCOIGNE HALMAN

- Walking Distance To Sale Town Centre & Sale Metrolink
- Close To Excellent Primary & Secondary Schools
- Double Bedroom First Floor Apartment with Residents Parking

- Ideal For First Time Buyers Or Investors
- Positioned Within The Highly Desirable Wardle Court
- Spacious Lounge/ Diner & Separate Kitchen

£150,000

FLAT 41 WARDLE COURT

14 Wardle Road, Sale



Prominently positioned off Wardle Road is this First floor apartment, closely located to sale town centre & sale metrolink. Internally, the property boasts a generous amount of space, featuring an entrance hallway that leads to the master bedroom, a generous sized living room/ dining area, a three-piece bathroom, and a spacious kitchen. Externally, residents can enjoy well-kept communal gardens and private parking. Additionally, the apartment includes the advantage of an external garage.

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 3LY

TENURE

Leasehold - 125 years from 25 March 2002 GR - £100.00 PA SC £636.00 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 A

VIEWING

Viewing strictly by appointment through the Agents.

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



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