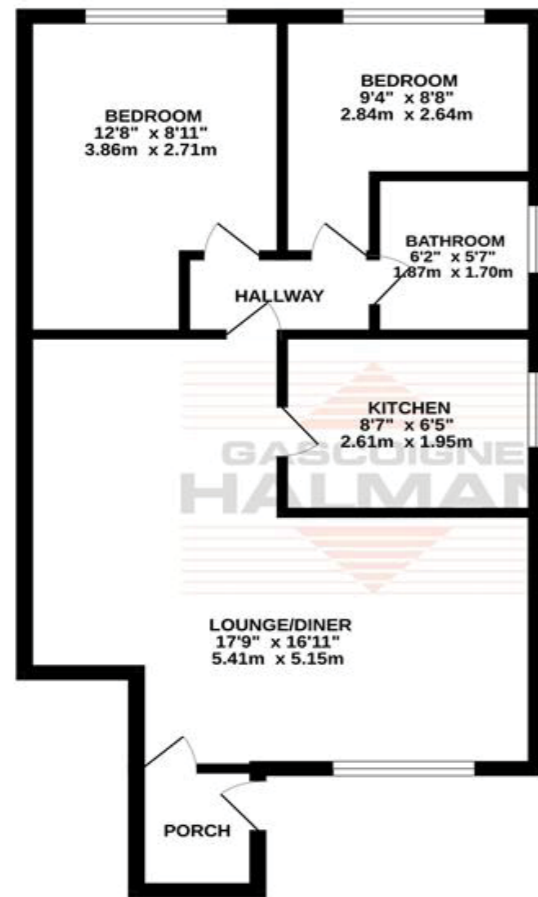


12 TULIP CLOSE

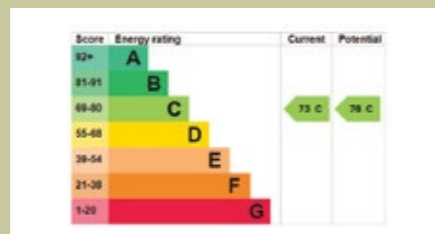
Sale

£200,000

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.1 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 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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NOTICE
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THE AREAS LEADING ESTATE AGENCY

An extensively enhanced and tastefully presented ground floor apartment, set within a select development, with a generous living/ dining room, two double bedrooms, and modern refitted kitchen & bathroom, whilst boasting a wealth of recent improvements, enjoying a tree-lined outlook and private rear courtyard garden, and set within a tucked away cul-de-sac close to Ashton village, Sale, key transport links, and useful amenities.

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Modern Ground Floor Apartment
- Spacious Living/Dining Room
- Private Patio & Shared Rear Garden

- Modern Three Piece Bathroom Suite
- Modern Refitted Kitchen
- close to Ashton village, Sale, key transport links, and useful amenities.

£200,000

12 TULIP CLOSE

Sale



DESCRIPTION

Having been stylishly enhanced and largely improved in recent years, an attractive and spacious ground floor apartment, with a wealth of accommodation being ideally suited for the first time buyer, downsizer, or investor, enjoying a private rear garden with tree-lined outlook, and set within a secluded yet convenient location. The well presented accommodation begins with an attractive refitted composite entrance door, opening to a useful entrance hallway, a generous open plan L shaped living/ dining room offers a cosy lounge area and well sized dining room, a modern fitted kitchen is located off the dining area.

Ahead is an inner hallway providing access to two spacious double bedrooms and a modern refitted bathroom, with bedroom one enjoying double door access to the rear garden. The home benefits from numerous recent improvements including window and door replacement throughout & a new Vailant boiler installed in 2023. Externally the home enjoys a private shared rear garden, with a pleasant tree-lined outlook and specifically owning the courtyard area of the garden.

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 5RX

TENURE

Leasehold - 999 Years from 22nd January 1982 GR £35.00 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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