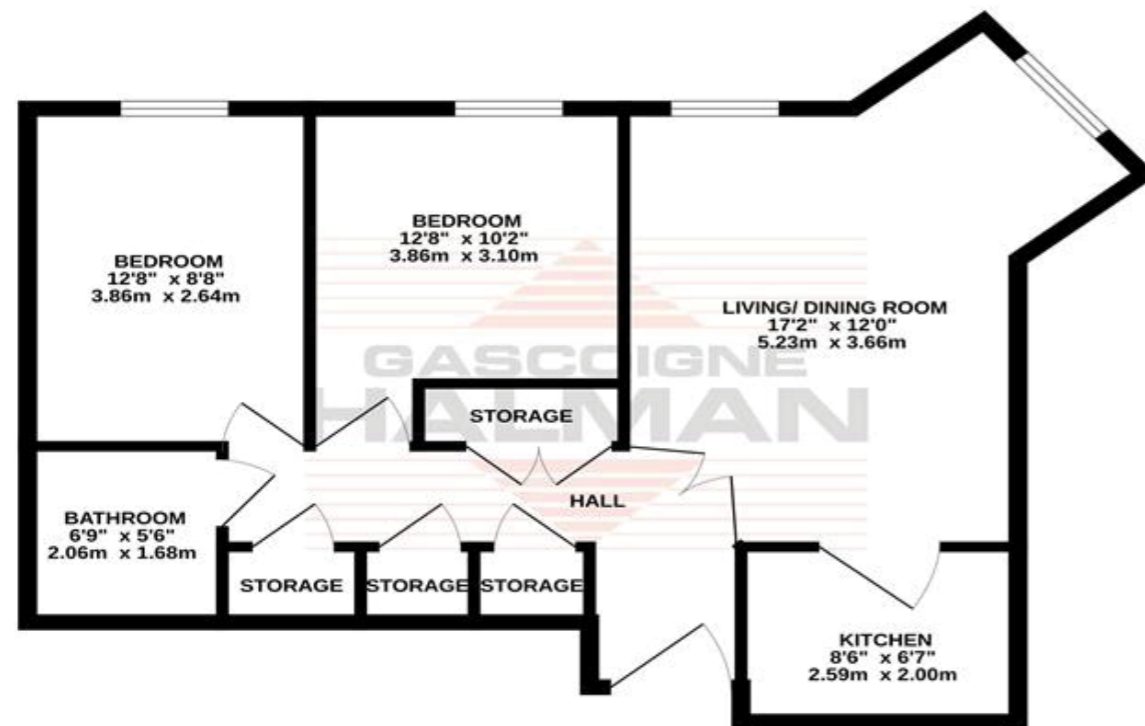


FLAT 36 WOODCOURT

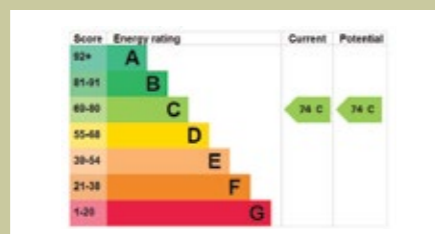
205 Brooklands Road, Sale

£190,000

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 651 sq.ft. (60.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

An attractively maintained and spacious second floor apartment, with large bay-fronted living/ dining room, and two well sized bedrooms, set within the ever popular 'WoodCourt', located off the tree-lined Brooklands road conveniently close to Sale, key transport links including Brooklands metrolink, and popular schools, ideal for the first time buyer, downsizer or investor.

- Two Double Bedroom Apartment
- Located Close To Local Amenities & Excellent Transport Links
- Spacious Lounge & Dining Area

- Situated In A Popular Residential Development
- Residents Parking & Ample Visitors Parking
- Modern Refitted Kitchen with integrated appliances

£190,000

FLAT 36 WOODCOURT

205 Brooklands Road, Sale



Woodcourt is a sought-after residential complex conveniently situated near local amenities and outstanding transport connections. The apartment features two double bedrooms, complemented by generous storage options in the hallway. A separate, modern kitchen with integrated appliances is accessible from the expansive lounge and dining area, which offers views of the communal gardens. The accommodation is completed by a contemporary family bathroom equipped with a three-piece suite. This apartment is located on the second floor. The availability of resident parking, along with sufficient visitor parking, enhances the attractiveness of this charming and well-maintained development.

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 3PY

TENURE

Leasehold - 999 years from 1 January 2000 - GR £75.00 PA SC £1145.44 - 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

Manchester City Council - Council Tax Band C

VIEWING

Viewing strictly by appointment through the Agents.

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



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