

**NORTHENDEN ROAD**  
Sale  
**OFFERS AROUND**  
**£220,000**

FIRST FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.8 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**

**Sale**  
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**GASCOIGNE HALMAN**

This deceptively spacious one bedroom apartment, positioned above a commercial unit in the heart of Sale Moor village, reveals beautiful accommodate throughout. The property is ideally located for Sale Moor village and offers convenient access to the Metrolink & the surrounding motorway network. No Chain.

- One Bedroom Apartment With Over 500 sqft Of Accommodation
- Positioned in the Heart of Sale Moor Village
- Excellent Living Space In Form Of Lounge/Kitchen/Diner
- Stunning Modern Three Piece Bathroom

- Close to Amenities, Metrolink & the surrounding Motorway Network
- Ideal For First Time Buyers Or Investors
- Courtyard, Storage & Parking To The Rear
- No Chain

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#### DESCRIPTION

With access provided from the rear, the apartment is approached via a secure gate with steps leading up to the apartment. Off the entrance hallway is a beautiful bathroom with useful storage cupboard. A well presented bedroom is separated from the hallway and offers a degree of privacy. To the front of the property is an open plan lounge/kitchen/diner offering excellent living space. The property reveals surprisingly spacious accommodation throughout and is certain to appeal to a variety of buyers. Externally, the property boasts a small courtyard with shed offering storage space as well as parking to the rear. 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 3HF

#### TENURE

Freehold - 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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