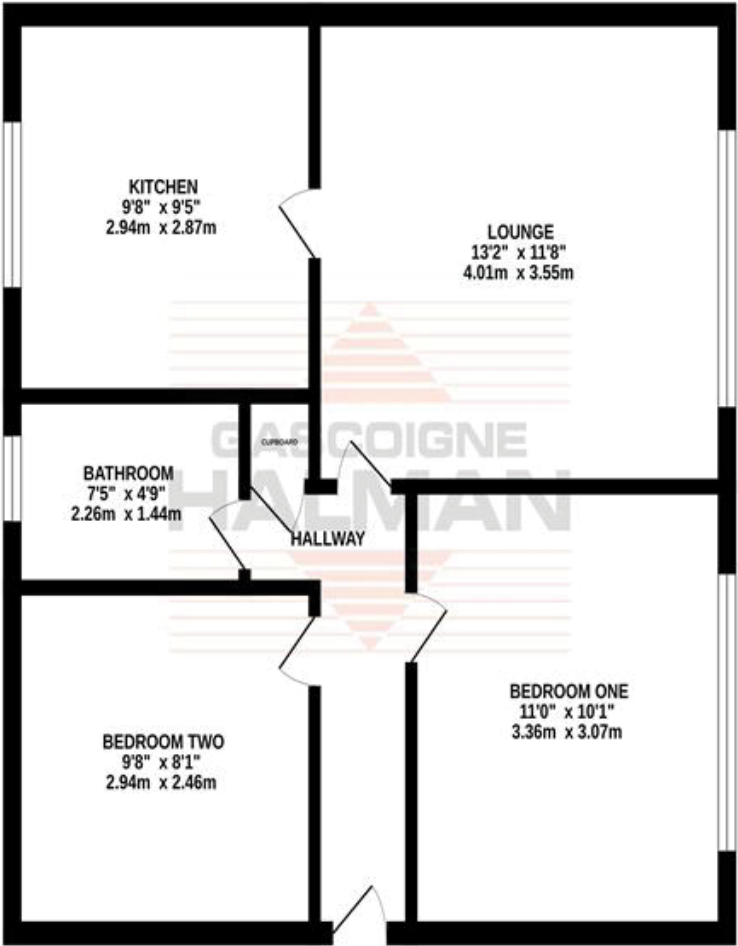


GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq.ft. (48.0 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.
Made with Metropix C3025.



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



FLAT 20 WINDSOR COURT
Ashton Lane, Sale
£185,000



This ground floor two bedroom apartment sits in a desirable development just off the tree lined Ashton Lane. Positioned close to Ashton on Mersey village & Sale town centre, this spacious apartment reveals a contemporary kitchen and bathroom and is ideal for a first time buyer. No Chain.

GASCOIGNE HALMAN

- No Onward Chain
- Close to Ashton on Mersey Village & Sale Town Centre
- Well Presented Ground Floor Apartment

- Two Generous Bedrooms
- Modern Bathroom & Kitchen
- Ideal For First Time Buyers

£185,000

FLAT 20 WINDSOR COURT

Ashton Lane, Sale



DESCRIPTION

Internally this property comprises of a spacious lounge which is complimented by a modern fitted kitchen with ample space for storage as well as dining table and chairs. Two generous bedrooms and a modern three piece bathroom complete the accommodation. Externally the development offers residents parking positioned to the front and rear of the development and communal gardens. The property sits in a desirable location for all the local amenities of Ashton on Mersey village as well as Sale town centre. 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 Sat Nav purposes - M33 6WF

TENURE

Leasehold - 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 BC - 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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