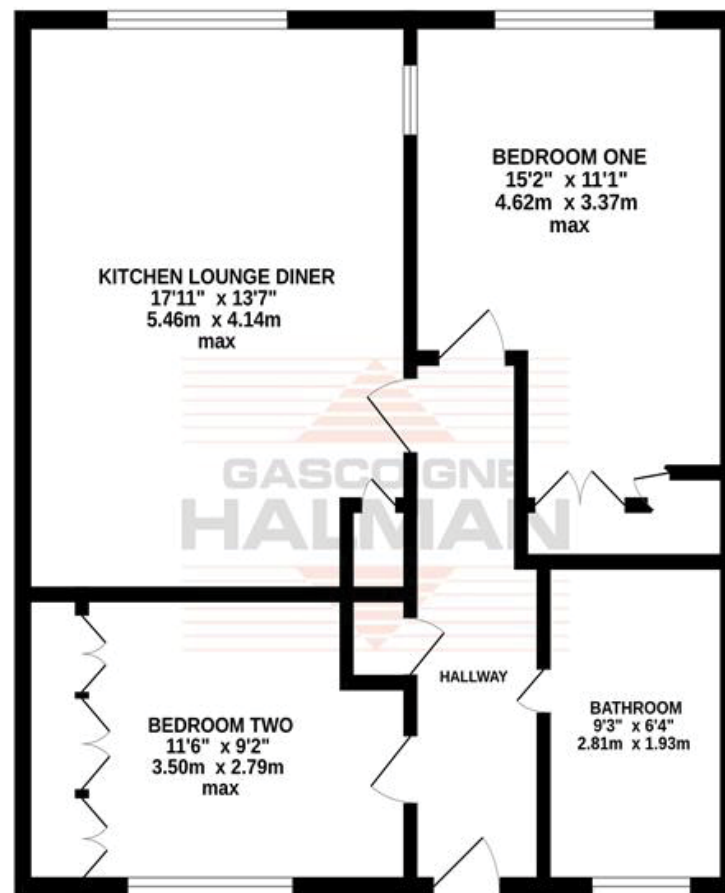


# FLAT 8 BROAD ROAD

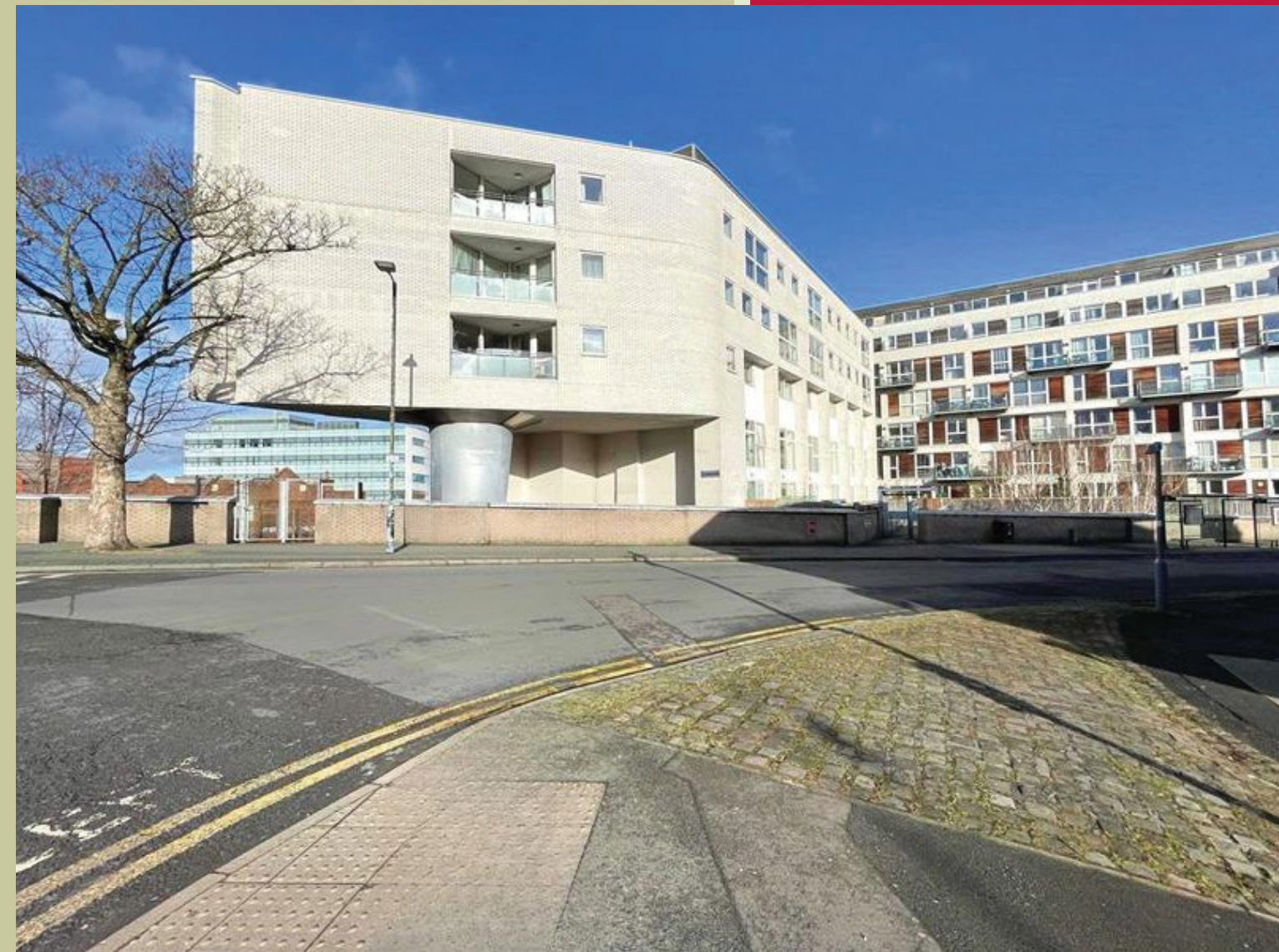
Sale

£210,000

THIRD FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq.ft. (62.0 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 misstatement. 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 12/2025



**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

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gascoignehalman.co.uk



This two double bedroom apartment boasts a great central location being conveniently positioned in the heart of Sale whilst providing easy access to Sale Town centre and Sale Metro Link. Approaching this modern fourth floor apartment by lift will reveal a well proportioned interior and a contemporary décor throughout. In addition there are enjoyable views from the lounge and secure underground allocated parking is also provided.

**GASCOIGNE HALMAN**



- Open Plan Lounge/ Dining Area
- Modern Fitted Kitchen
- Two Generous Double Bedrooms With Fitted Wardrobes

- Gated Development with Lift Access and Allocated Parking
- Central Location With Great Proximity to Sale Town Centre and Metrolinks
- No Chain

**£210,000**

**FLAT 8 BROAD ROAD**

Sale



This two double bedroom apartment is both spacious & well maintained throughout and ideal for a variety of buyers. The property includes an open plan lounge/dining area with a modern kitchen, two double bedrooms and a well proportioned bathroom. The development is situated in a highly desirable location being located in the heart of Sale Town centre with great access to public transport, notably the Sale Metrolink and all the local amenities. The development offers a secure entry system along with secure allocated underground parking. Agents Note: we have been advised there are intended works due to be carried out regarding cladding, these are to be confirmed in Spring 2025.

#### 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 2AE

#### TENURE

Leasehold, subject to verification by solicitors

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Trafford BC - Band C

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**