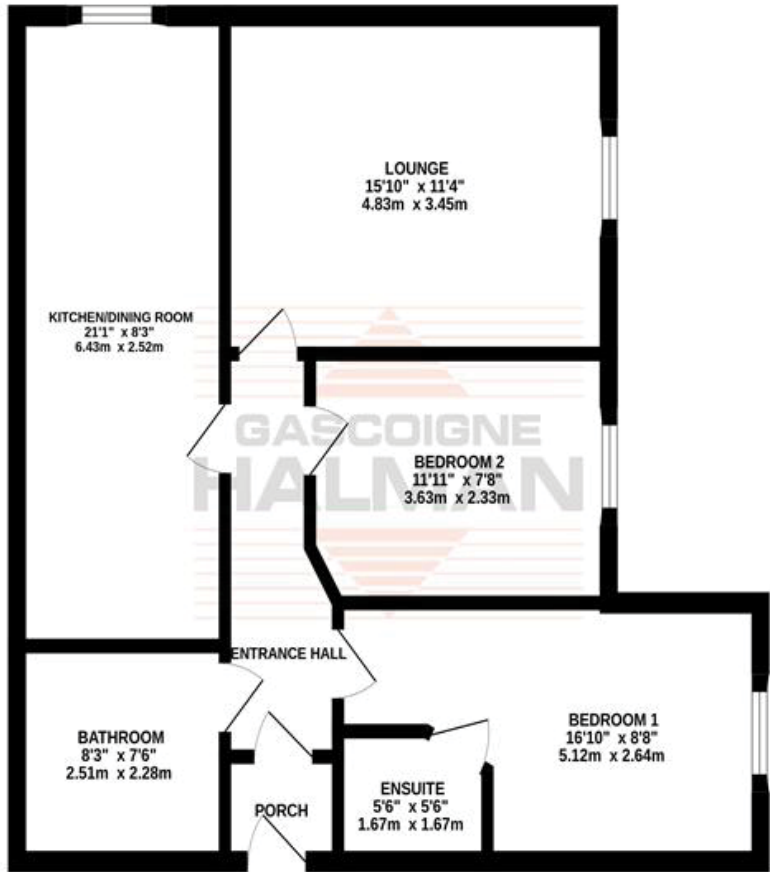


**APT 12, SAXON COURT**  
Marsland Road, Sale  
**£285,000**

GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq ft. (66.7 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.  
Made with Metropix 12/25



**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



**GASCOIGNE HALMAN**

This exceptional two-bedroom top-floor apartment is situated within a highly sought-after modern development that includes gated parking. The complex is conveniently located near outstanding schools and transport connections, and it also offers the advantage of no onward chain.



- Desirable Modern Development Close to Brooklands Metrolink
- Two Double Bedrooms, Master with En-suite Facilities
- Large Well Presented Living room

- Close to Excellent Schools & Amenities
- Secure Gates Access Leading to Allocated Parking
- Modern Kitchen/Diner with integrated appliances

**£285,000**

**APT 12, SAXON COURT**

Marsland Road, Sale



#### DESCRIPTION

This exceptional apartment features an inviting entrance hallway equipped with generous storage options. Off the hallway, one can find a family bathroom and two double bedrooms, with the master bedroom benefiting from a sizable en-suite shower room. The modern kitchen diner is well-appointed with a variety of appliances and ample space. Completing the extensive living area is a large living room. The secure communal hallways are maintained to a high standard. Outside, there is plentiful parking available at the front and side, along with gated access that leads to designated resident parking and communal gardens at the rear.

#### 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 3YP

#### 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 D

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**