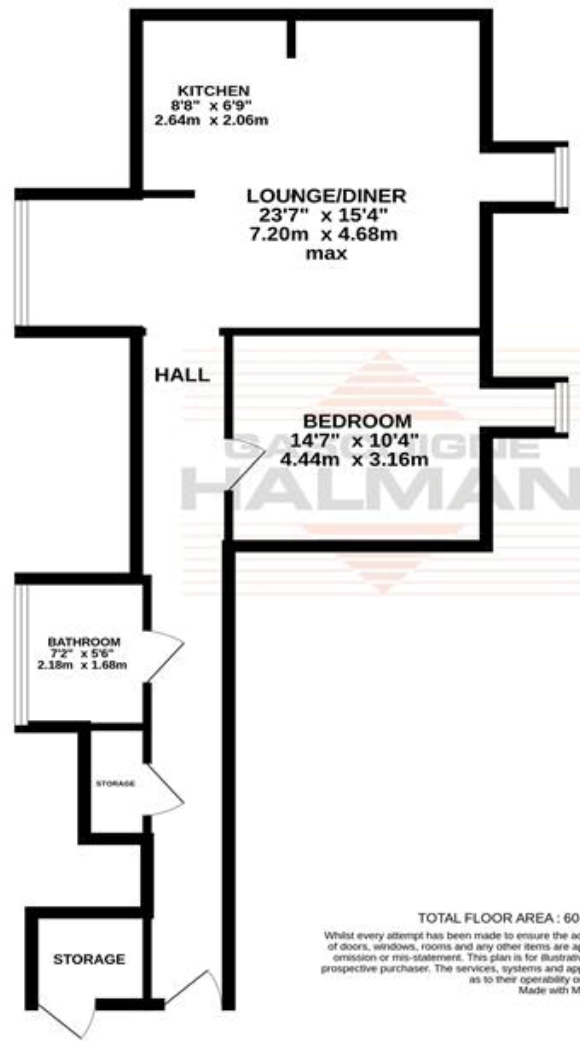


APT 29 THE PINES  
Sale  
£190,000

THIRD FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 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  
96, School Road, SALE M33 7XB  
0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

'The Pines' is a modern established gated development positioned along Brooklands Road, close to Brooklands Metrolink. Accessed through secure electric gates, this superb third floor apartment reveals a stunning contemporary décor along with spacious accommodation throughout.



- Beautiful Modern Top Floor Apartment
- Modern Gated Development
- Open Plan Lounge Kitchen Diner

- Close To Brooklands Metrolink and Local Amenities
- Allocated Parking Space and Visitors Spaces
- Must Be Viewed To Be Appreciated

**£190,000**

**APT 29 THE PINES**

Sale



The apartment is situated on the third floor and offers a contemporary décor throughout. A lovely long entrance hallway branches off onto a modern three piece bathroom and a spacious master bedroom with feature window. To the end of the hallway is a generous, open plan lounge/diner with modern kitchen with a range of fully fitted appliances. The apartment benefits from ample storage inside and out. Externally, the development is accessed via secure electric gates and there is an allocated parking space along with ample visitors car parking.

#### 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 3SW

#### 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 - Band B

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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