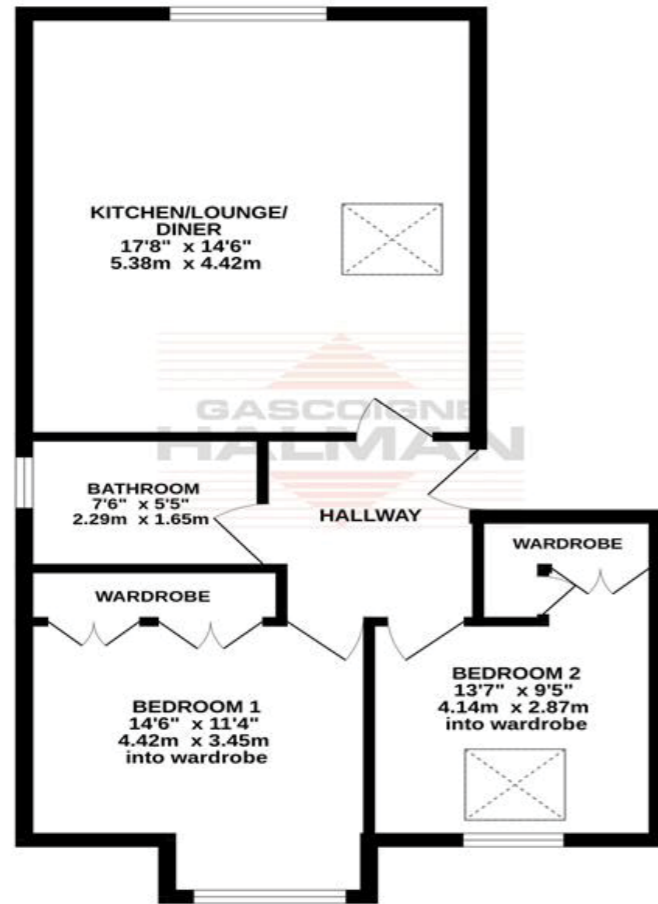


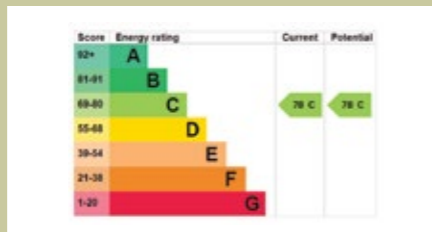
APT 5 MELROSE HOUSE
 Montague Road, Sale
OFFERS OVER
£280,000

SECOND FLOOR
 609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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

Located on the doorstep of Sale and all its amenities, this beautiful top floor apartment is certain to appeal to a variety of buyers. With a full range of modern and lavish fittings that have been carefully blended with original eye catching period features, this property must be viewed to be appreciated.

- Beautifully Presented Top Floor Apartment
- Two Double Bedrooms
- Prominently Positioned Close To Local Amenities & Transport Links

- Open Plan Kitchen/Lounge/Dining Room
- Two Allocated Parking Spaces
- Must Be Viewed To Be Appreciated

**OFFERS OVER
£280,000**

APT 5 MELROSE HOUSE

Montague Road, Sale



'Melrose House' is a beautiful residence that has undergone a full conversion of the highest quality back in 2018. Positioned to the top floor, the apartment allows the eye-catching kitchen/lounge/dining area to boast a part vaulted ceiling with a feature beam. The apartment comprises two double bedrooms plus the modern fitted shower room, in addition to this there are two allocated parking spaces and with its individual feel this property must be viewed to be appreciated.

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 3AE

TENURE

Leasehold - 999 years from and including 1st January 2018 GR £500.00PA SC £980.00PA - 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 Band B

VIEWING

Viewing strictly by appointment through the Agents.

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



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