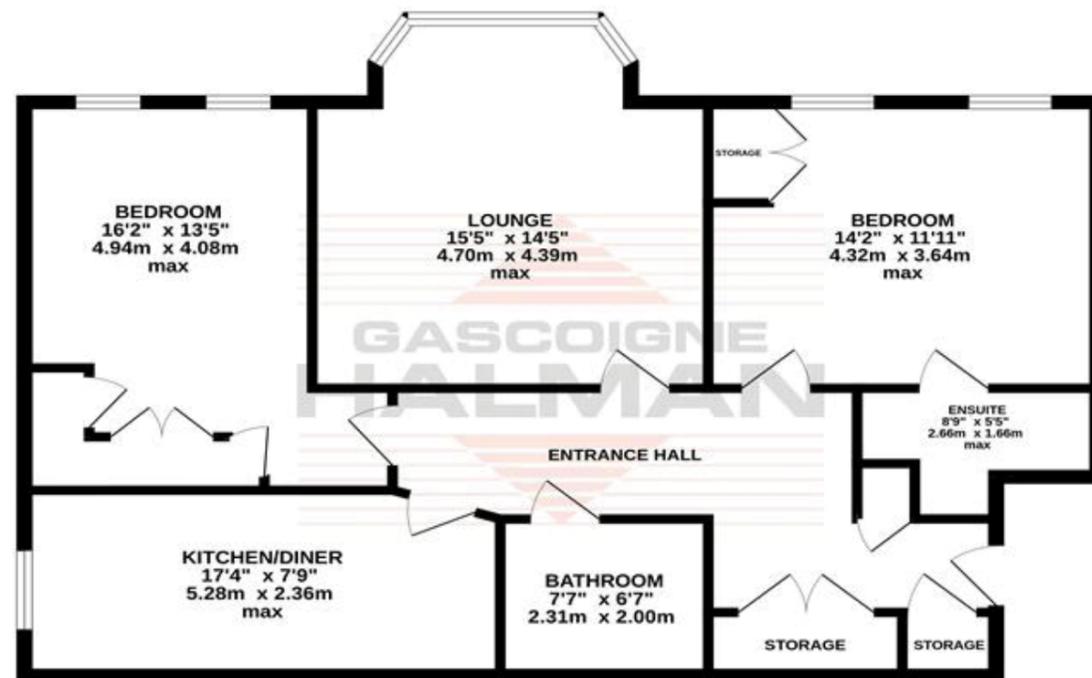


**APT 22 HAMPTON HOUSE**

92 Northenden Road, Sale

**£325,000**

**GROUND FLOOR**  
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.9 sq.m.) approx.  
While 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.  
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**THE AREAS LEADING ESTATE AGENCY**

Sale  
96, School Road, SALE M33 7XB  
0161 962 8700 sale@gascoignealman.co.uk  
[gascoignealman.co.uk](http://gascoignealman.co.uk)



This exceptional ground floor apartment features two double bedrooms and is situated within a contemporary development near Sale town center and the Sale Metrolink, while also being conveniently located near the award-winning Worthington Park.

**GASCOIGNE HALMAN**

- Ground Floor Apartment In Desirable Development
- Boasting Two Double Bedrooms
- Residents Parking & Well Maintained Communal Gardens

- Close To Local Amenities & Excellent Transport Links
- Ideal For First Time Buyers, Someone Looking To Downsize Or Investors
- No Chain

£325,000

92 NORTHENDEN ROAD

Sale



Hampton House is a highly desirable development due to its excellent proximity to local amenities and excellent transport links. On entering, the apartment offers generous storage space and large entrance hallway which gives access to all rooms including two well-proportioned bedrooms both with fitted wardrobes and a master bedroom with an en-suite shower room, a modern bathroom, and a stylish kitchen breakfast room complete with a variety of fitted appliances, alongside a spacious lounge diner. The development is extremely well maintained offering established communal gardens, an allocated parking space and residents parking.

**\*\*Agents Note\*\*** `The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

**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 3UR

**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 D

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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