



Cross Street, Sale, Trafford, M33

Guide Price: £240,000

Leasehold

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Occupying a prominent position in the heart of Sale Town Centre, this unique three/ four-bedroom duplex apartment offers an impressive amount of accommodation arranged over two spacious floors. Positioned above a retail premises and accessed at first-floor level, the property provides an unusual and highly versatile layout, making it an excellent choice for professionals, families, investors or those simply looking for something a little different. With Sale's shops, restaurants, bars, Metrolink and local amenities right on the doorstep, the location is exceptionally convenient.

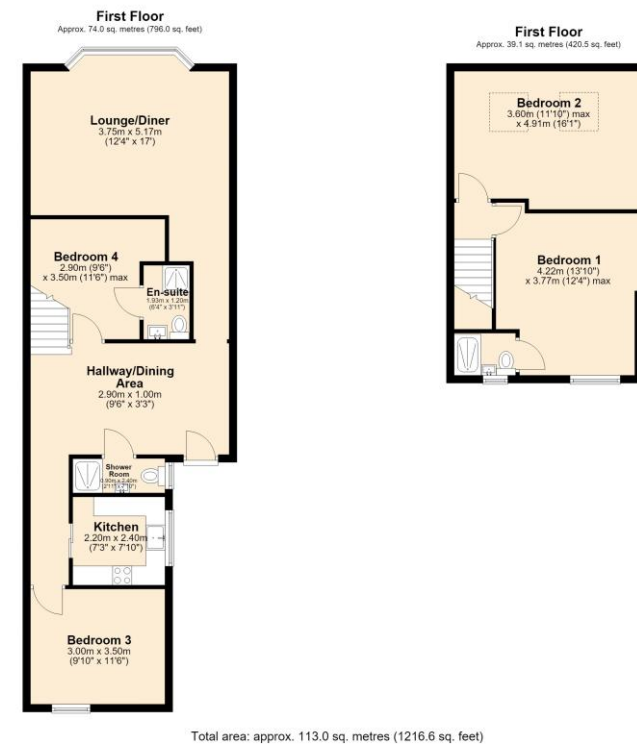
Upon entering the apartment, you are welcomed into a large entrance hallway which immediately gives a sense of the generous proportions on offer and provides access to the principal rooms on the first level. The spacious living room is positioned to the front of the property and features an impressive large bay window, allowing plenty of natural light into the room and providing an attractive outlook over the town centre.

Also located on this floor is a generous office/ bedroom featuring an internal window and the added benefit of its own en-suite bathroom. A further bedroom provides flexible accommodation and could equally work well as a home office, dressing room or guest bedroom. In addition, there is a separate shower room, ideal for guests and everyday use.

The kitchen is fitted with a comprehensive range of base and eye-level units providing ample storage and worktop space, with room for the usual appliances.

Stairs from the first-floor accommodation lead to the upper level, where there are two further well-proportioned double bedrooms. One of these bedrooms benefits from its own private en-suite bathroom, creating an excellent principal or guest suite and adding to the flexibility of this unusual home.

- Leasehold
- 249 Year Lease to be drawn up as part of the sale
- Ground Rent - None
- Council Tax A







The Property Man

102A School Road

Sale

Cheshire

M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.