

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

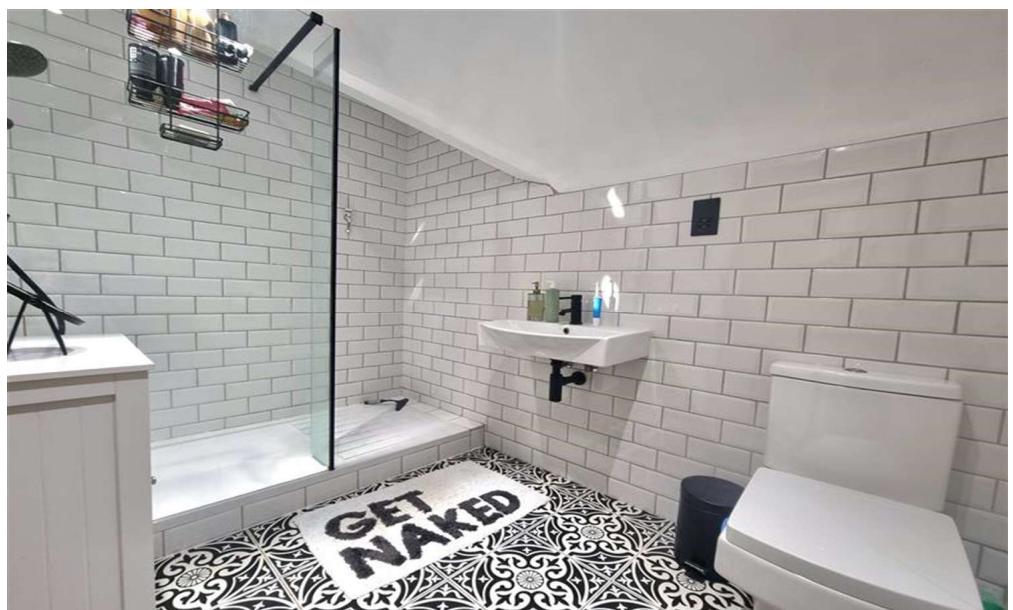
The Pines, Sale  
**£270,000.00**



This wonderful modern established gated development offers a highly desirable location close to Brooklands Metrolink. The property reveals modern living accommodation with a superb open plan kitchen lounge diner, generous bathroom and Two Double Bedrooms.

## Property details

- Modern Two Double Bedroom Apartment
- Wonderful Open Plan Kitchen Lounge Diner
- Contemporary Shower Room
- Modern Established Gated Development
- Allocated Parking Space & Ample Visitors Spaces
- Ideal For Investors or FTB's



## About this property

This exceptional two double bedroom apartment is situated within a contemporary gated complex on Brooklands Road.

This third-floor apartment showcases generous living space and is sure to attract a diverse range of buyers.

A large entrance hallway opens into an impressive open-plan kitchen lounge diner. Two double bedrooms provide ample space with the master being particularly large, while a modern three-piece bathroom rounds off the delightful accommodation.

Outside, there are well-maintained gardens along with allocated parking spaces and visitor parking.





## DIRECTIONS

M33 3SW

## COUNCIL TAX BAND

C

## TENURE

Leasehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Trafford B C

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Fibre to cabinet

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

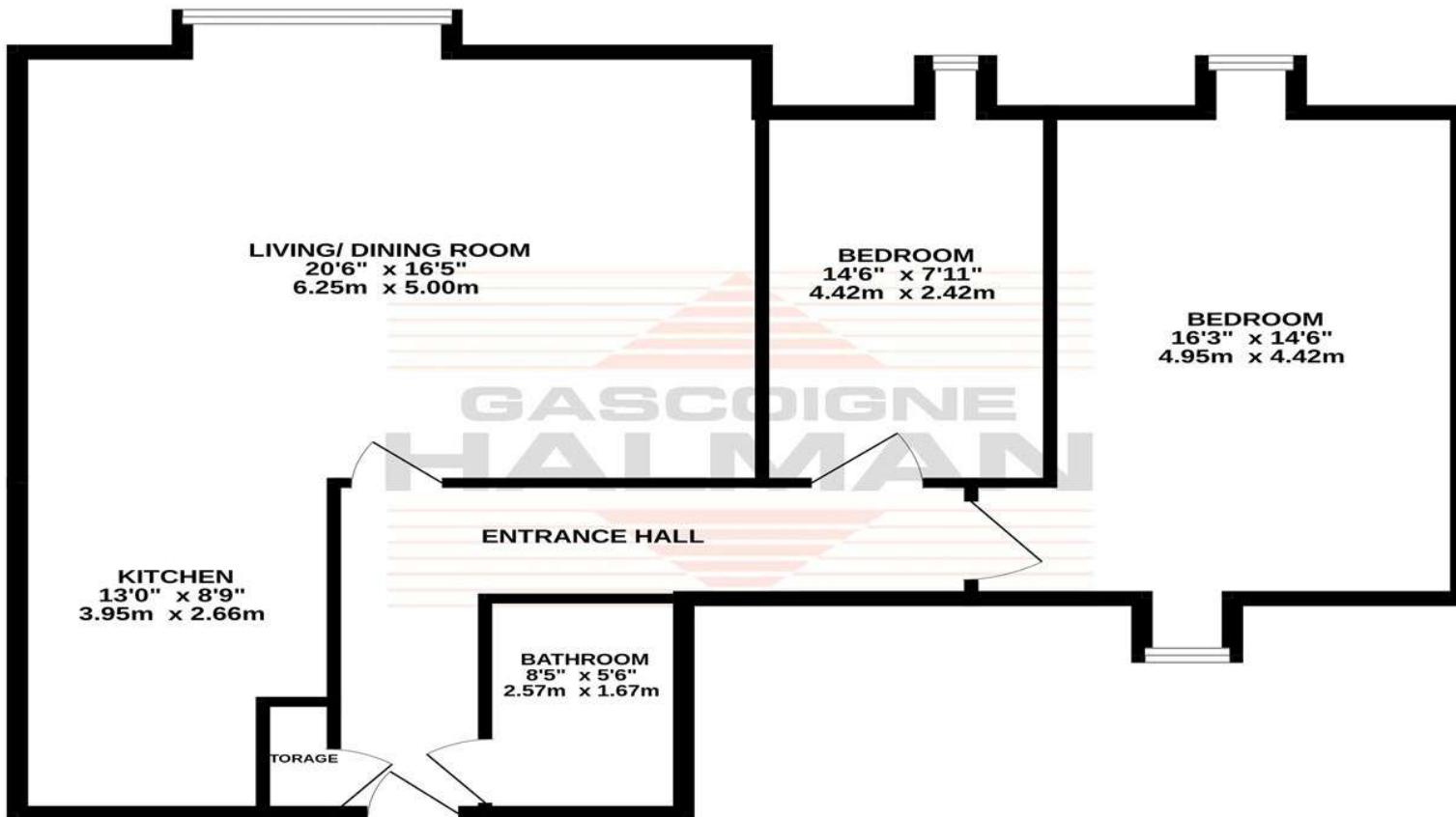
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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**GROUND FLOOR**  
868 sq.ft. (80.6 sq.m.) approx.



**TOTAL FLOOR AREA : 868sq.ft. (80.6 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, symbols and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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0161 962 8700 [sale@gascoignehalman.co.uk](mailto:sale@gascoignehalman.co.uk)  
96 School Road, Sale, Cheshire, M33 7XB