



**GASCOIGNE
HALMAN**

The Pines, Sale
£270,000.00

THE AREA'S LEADING ESTATE AGENCY



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	79 C	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

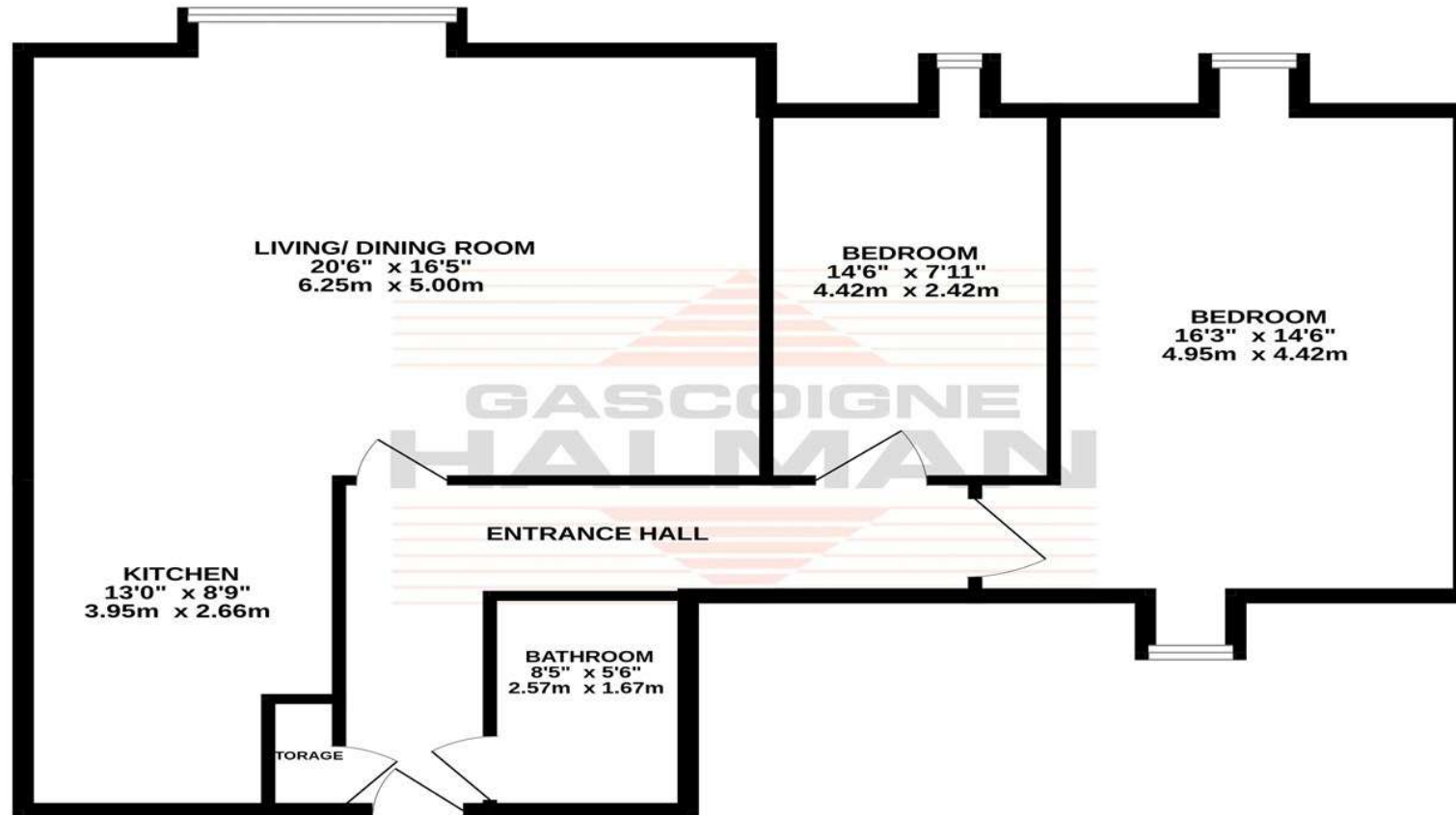
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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