



Eastview, Brooklands Crescent, Sale Sale, M33 3NB

Asking Price £215,000

- First floor flat
- Two double bedrooms
- Garage
- Spacious
- Separate kitchen/dining room
- Excellent Transport links
- Well proportioned layout
- Large windows with lots of natural light

PROPERTY SUMMARY

The conveniently located two double bedroom first floor apartment offers a well-proportioned layout. Both bedrooms are generously sized. The separate kitchen is well-equipped with room to accommodate a dining table.

A particular highlight is the large windows offering lots of natural light.

The property is well-connected with excellent transport links, being approx. 0.18 miles from Brooklands Tram station, 0.8 miles from Sale station and 0.7 miles from Stanley Square shopping centre and nearby supermarkets.

Share of Freehold, with Service charge approx. £120/m

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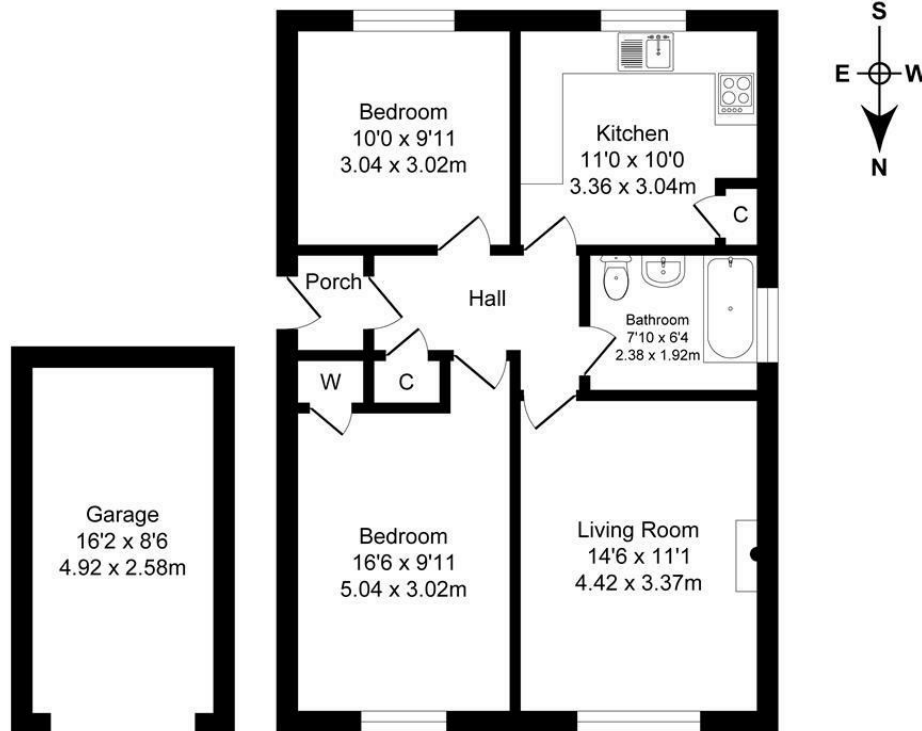




Brooklands Crescent, Sale

Total Approx. Floor Area 817 Sq.ft. (75.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage
Approx. Floor Area 136 Sq.Ft
(12.6 Sq.M.)

Approx. Floor Area 681 Sq.Ft
(63.3 Sq.M.)

Council Tax Band:
Tax Band B

Tenure:
Share of Freehold

Local Authority:
Trafford

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Cheshire Office:
Blackbox
Beech Lane
Wilmslow
Cheshire SK9 5ER

Email:
sales@benzonbunch.co.uk

Telephone:
01625 523605

Website:
<https://www.bensonbunch.co.uk>