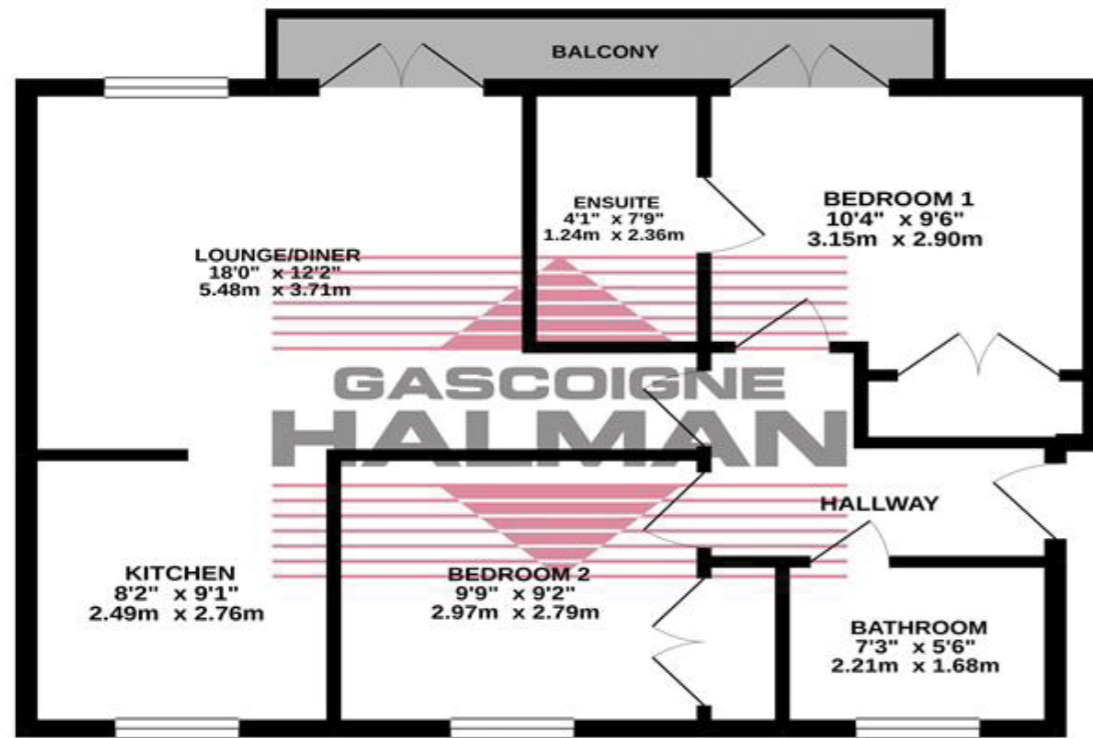


**FLAT 15 CENTRAL 3**

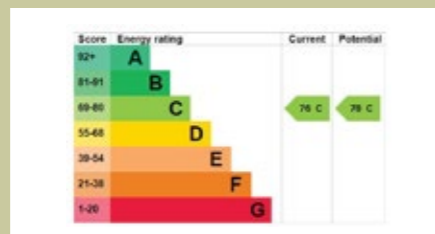
Wharf Road, Sale

**£220,000**

**SECOND FLOOR**  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq ft. (55.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

This modern two bedroom & two bathroom top floor apartment is positioned in a highly desirable location within walking distance of Sale town centre, Sale Metrolink as well as the 'Green Flag Status' Worthington Park.  
No Chain.

- Modern Two Double Bedroom Second Floor Apartment
- Well Presented Lounge Diner with Access to Balcony
- Established Modern Development Close to Sale Town Centre & Metrolink

- Stylish Kitchen with Two Modern Bathrooms
- Gas Central Heating & Double Glazing
- Allocated Parking & Visitors Parking Spaces

**£220,000**

**FLAT 15 CENTRAL 3**

Wharf Road, Sale



**DESCRIPTION**

This wonderful top floor apartment is set in a modern established development which is popular for anyone who is looking for a convenient setting. This apartment is positioned in a quiet part of the development and reveals an entrance hallway with secure intercom entry system. Two double bedrooms and two bathrooms are positioned off the internal hallway, whilst a spacious and well presented lounge leads to a stylish kitchen breakfast room. A balcony offers some outside space and is accessible from the lounge diner & master bedroom. The apartment provides allocated parking as well as visitors spaces. No Chain.

**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 SatNav purposes: M33 2ZG

**TENURE**

Leasehold - 200 years (less 3 days) from 1 January 2002 - Vendor advised GR £75.00 and SC £1054.58 - 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 MBC - Council Tax Band C

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**