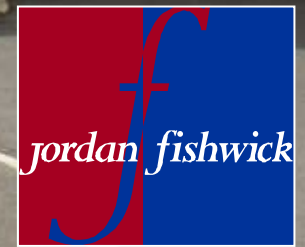




92  
HAMPTON HOUSE  
PRIVATE





# Flat 29, Hampton House, 92 Northenden Road, Sale, Cheshire, M33 3UR

CHAIN FREE \* FIRST FLOOR APARTMENT \* WITH PARKING \* A great opportunity to acquire a spacious one double bedroom first floor apartment, situated within a popular development, constructed by Linden Homes. After entering through the security key pad coded communal door you can take the lift or stairs to the property. The accommodation comprises of private entrance hall with video intercom system, double door storage cupboard, additional cupboard homing combi-boiler, spacious lounge, generous double bedroom with fitted wardrobe, fully fitted kitchen with gas hob and a family bathroom. The property has gas fired central heating and UPVC double glazing throughout. Externally there are well maintained and tended gardens with private parking for both guests and residents. A highly sought after block, call now to arrange a viewing!

## £160,000

Viewing arrangements

Viewing strictly by appointment through the agent  
95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

### Entrance Hall 1.06 x 3.05 (3'6" x 10'0")

Access to two storage cupboards, one which houses the combi boiler. Intercom to communal door.

### Lounge 4.53 x 3.43 (14'10" x 11'3")

Carpeted, radiator power points and TV points

### Kitchen 3.70 x 2.31 (12'2" x 7'7")

Fitted wall and base units. Integrated fridge, freezer, dishwasher, stainless steel sink/drainage, gas hob and electric oven, tiled splash back.

### Bedroom 3.42 x 3.90 (11'3" x 12'10")

Carpeted, power points, fitted double wardrobe.

### Bathroom 2.07 x 1.7 (6'9" x 5'7")

Three piece bathroom suite, shower over bath, glass screen.

### External

One allocated parking space, plus visitor spaces.

### Lease

999 Years from 2002  
Ground Rent £256 PA  
Service Charge £100 PCM

### SERVICES

It is understood that the services are connected to the property. There are power points located through the property and a telephone line is connected subject to the usual transfer regulations. These points should, however, be verified with Solicitors.

### FIXTURES AND FITTINGS

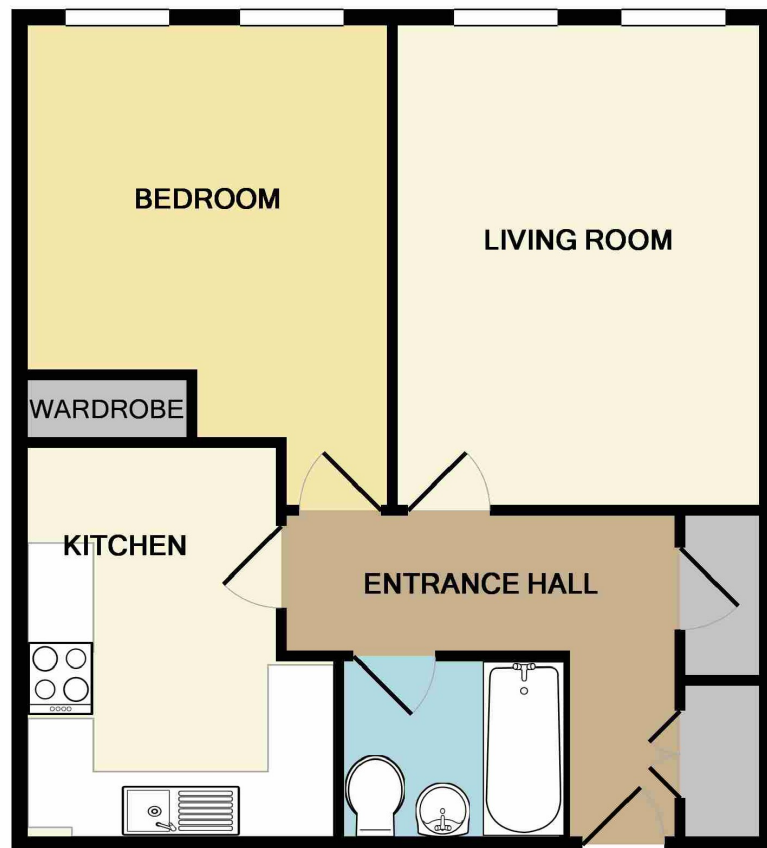
Only those items expressly mentioned within the confines of these particulars are included in the sale.

### COUNCIL TAX

Please contact Council Tax Department to ascertain the banding and amount payable for the current year.







TOTAL APPROX. FLOOR AREA 560 SQ.FT. (52.1 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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CHORLTON Tel: 0161 860 4444    DIDSBUY Tel: 0161 445 4480    DISLEY Tel: 01663 767878    GLOSSOP Tel: 01457 858 888    HALE Tel: 0161 929 9797    MACCLESFIELD Tel: 01625 434 000  
 MANCHESTER Tel: 0161 833 9499    NORTHERN QUARTER Tel: 0161 833 9499    SALE Tel: 0161 962 2828    SALFORD Tel: 0161 833 9499    WILMSLOW Tel: 01625 532 000    WHITHINGTON Tel: 0161 438 2414

These Particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



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