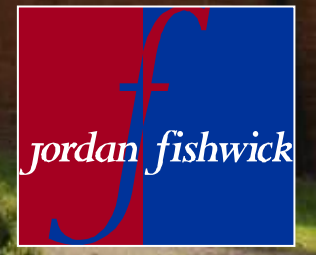




ELLANBROOK  
LODGE  
RESIDENTS PARKING AREA



# Flat 6, Ellanbrook Lodge, 157 Brooklands Road, Sale, Cheshire, M33 3PD

GROUND FLOOR purpose built apartment for residents over the age of 55, set within an attractive well maintained development on a popular road close to Brooklands Metro link station. The property benefits from gas fired central heating and is fully double glazed.

The internal accommodation comprises: communal entrance hallway with lift, hallway with storage cupboard, lounge/ dining room, newly fitted kitchen, double bedroom and shower room. Externally you will find well maintained communal gardens with stocked flowerbeds, mature trees and ample off road parking for residents and visitors. NO ONWARD VENDOR CHAIN!!

## £75,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

### 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.

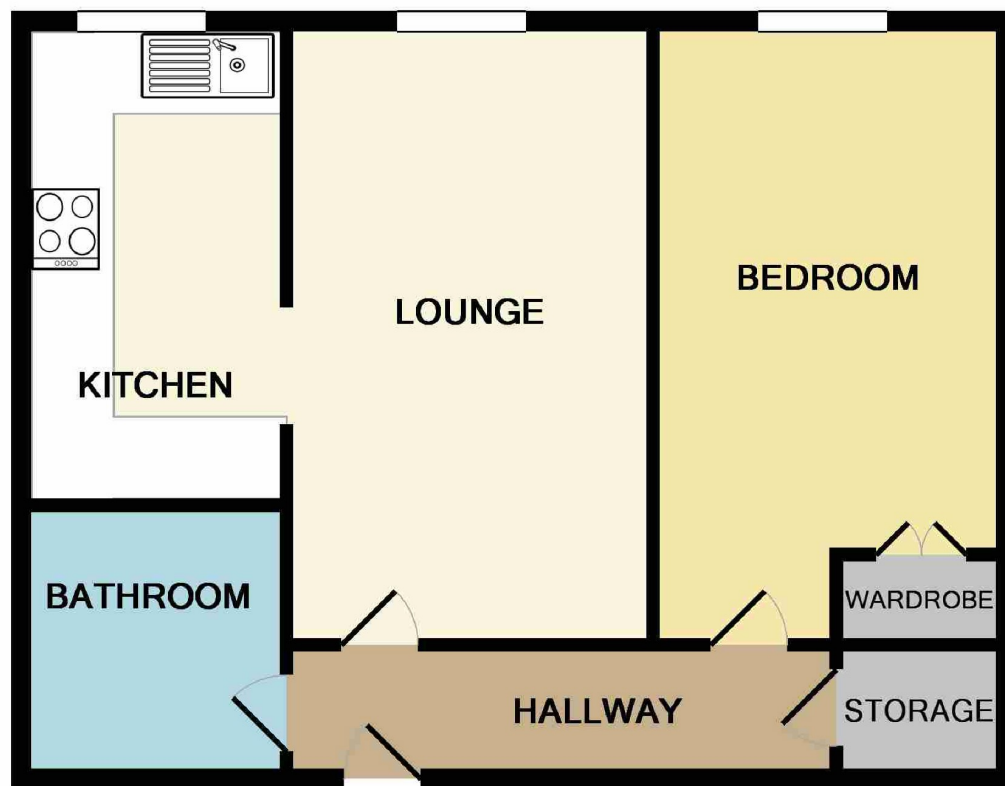
### COUNCIL TAX

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









TOTAL APPROX. FLOOR AREA 429 SQ.FT. (39.9 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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