

**Flat 25 Abbots Court, Sale, M33**



A ONE BEDROOM ground floor apartment in a great location in Sale close to metrolink/motorway links and also nearby to the shops/sports centre and restaurants in Sale. The property comprises;- Communal entrance into hallway with stairway to other floor and the apartment is located on the ground floor, entering into a spacious hallway, fully fitted kitchen overlooking the communal gardens, good sized living/dining room, and master double bedroom with fitted robes. The bathroom has been adapted to a shower room, with useful hand basin and storage cupboard. Communal gardens surround the property and there is a nice view of these from the living area. Some updating required. The property also benefits a private garage. This property has recently undergone refurbishment to the outside of the building with new communal doors and the garages have also been refurbished. A GREAT FIRST TIME BUYER/INVESTOR opportunity. CASH BUYERS ONLY

**Asking Price £145,000**

## COMMUNAL ENTRANCE

Entering from the front of the property to a communal area and the property is found on the ground floor to the right.

## HALLWAY

8'0" (2m 43cm) X 6'3" (1m 90cm)

Through a wooden door with glass insert into the bright hallway, with wall mounted radiator/intercom and heating control panel, laminate flooring and wall mounted light fitting. Meter access in hallway

## STORAGE CUPBOARD

6'6" (1m 98cm) X 3'4" (1m 1cm)

Wooden door with mirrored front to a really useful storage/pantry area which has a centre light fitting and shelving.

## LIVING ROOM/DINING ROOM

13'5" (4m 8cm) X 12'0" (3m 65cm)

Opening from the hallway into a spacious lounge area with laminate flooring, wall mounted radiator and centre spotlight light fitting. Two UPVC double glazed windows to side and rear of the property overlooking communal gardens. Power points and TV point.

## KITCHEN

11'13" (3m 68cm) X 7'9" (2m 36cm)

Wooden door with glass panels into the kitchen area, which holds a range of wall and base units, freestanding appliances and a stainless steel sink with a upvc double glazed window overlooking the side gardens. Vinyl flooring with a centre fluorescent light fitting.

## MASTER BEDROOM

12'4" (3m 75cm) X 10'0" (3m 4cm)

A master bedroom with a range of fitted wardrobes up and around the bed, carpeted flooring, upvc double glazed window overlooking the back communal gardens.

## SHOWER ROOM/BATHROOM

9'4" (2m 84cm) X 5'8" (1m 72cm)

A wooden door into a good sized shower room, comprising large shower cubicle with shower, wc, hand basin with storage units below, part tiled walls and flooring, wall mounted mirror, side upvc double glazed frosted window and useful storage cupboard. A Centre light fitting, wall mounted towel rail/toilet roll holder/heated radiator.

## GARAGE

The property does have the bonus of a single garage which has recently had a new roof and can fit one car in.

## COMMUNAL AREAS

To the front side and rear of the property are landscaped communal gardens and very private, there are seating areas available for residents. There are also further car parking spaces on the complex in front of the



garages, along with the bins storage.

### **DISCLAIMER 1**

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

### **DISCLAIMER 2**

We are not qualified to confirm that power points, showers, central heating systems, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.





## GROUND FLOOR



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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