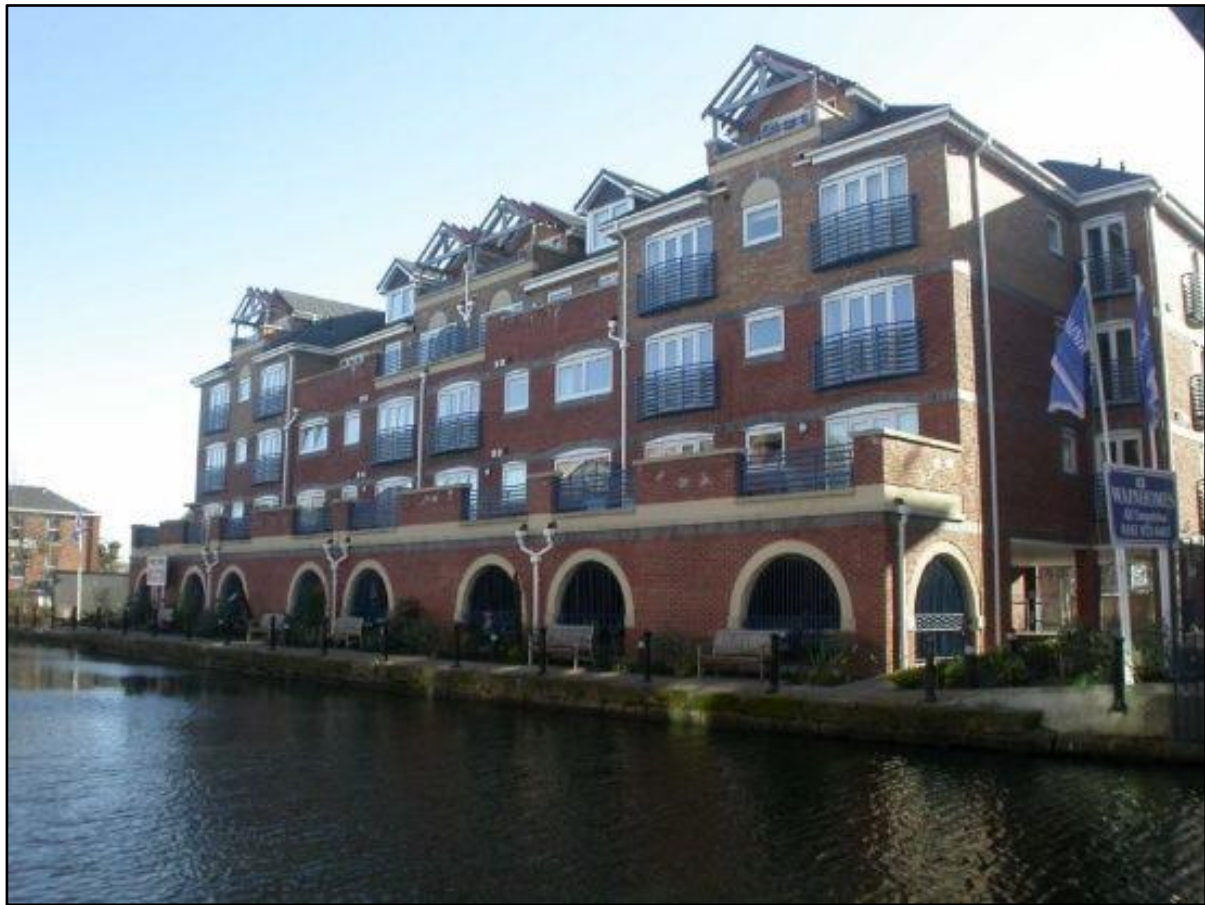


Apartment 9 1c, Britannia Road, Sale, M33 2NY



A TWO DOUBLE BEDROOM/TWO BATHROOM THIRD FLOOR APARTMENT
 Situated in the heart of Sale Town Centre. This luxurious development has the benefit of underground gated parking and a lift facility to all floors. Briefly comprising: Communal entrance hallway. Lounge/dining area with patio doors leading onto a Juliette balcony. Open plan to a fully fitted modern kitchen with appliances: Dishwasher, fridge/freezer, oven/hob and washing machine. Master double bedroom with ensuite. Second double bedroom. Master bathroom with shower over the bath. Lift to all floors. Phone entry system. Private underground parking. Minutes to Metrolink. EPC Grade D. GREAT LOCATION AND FIRST TIME BUYER/INVESTMENT OPPORTUNITY

Asking Price £265,000

Entrance Hallway

On entering into the property which is located on the fourth floor and accessed via the lift you come into a bright hallway, with storage cupboard holding the electric heating system. Wall mounted radiators to the walls, and wall mounted intercom/heating control

Kitchen

10'2" (3m 9cm) X 7'4" (2m 23cm)

Modern kitchen with a range of wall and base units and integrated oven, grill and hob. Vinyl flooring and spotlights to the ceiling. Stainless steel sink and drainer and extractor fan.

Living/ Dining Area

16'7" (5m 5cm) X 10'3" (3m 12cm)

Opening into a spacious living/dining room with Juliette balcony, carpeted flooring and centre light fitting with wall mounted radiators and power points.

Master Bedroom

13'8" (4m 16cm) x 8'8" (2m 64cm)

A good sized master bedroom with a fitted wardrobe and side tables, carpeted flooring, upvc double glazed window and wall mounted radiator. A centre light fitting and power points. There is also a useful en suite shower room

En Suite Shower Room

7'5" (2m 26cm) X 5'5" (1m 65cm)

The en suite shower room has a separate shower cubicle, hand basin, wc and part tiled walls with wall mounted towel rail and toilet roll holder. A fitted shaving socket is fixed to the wall and a wall mounted heated radiator.

Bedroom 2

14'1" (4m 29cm) X 6'9" (2m 5cm)

A double bedroom which is carpeted has a upvc double glazed windows and has a centre light fitting. A wall mounted radiator.

Bathroom

7'5" (2m 26cm) x 6'3" (1m 90cm)

A family bathroom which comprises of a bath and shower with shower screen, hand basin, and wc. Part tiled walls, heated towel rail and shaving socket on the wall. Wall mounted extractor fan and centre light fitting together with a toilet roll holder/towel rail. The flooring is vinyl flooring

Private Parking

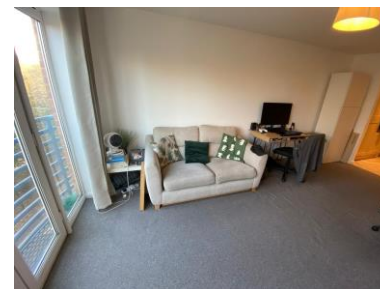
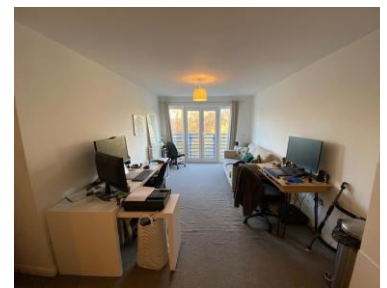
Private underground parking has allocated parking for one person and the bins storage is also on the lower ground floor level.

Outside area.

The rear of the property has canal views.

Disclaimer 1

Rooftops Estate Agents give notice that these particulars, whilst believed to



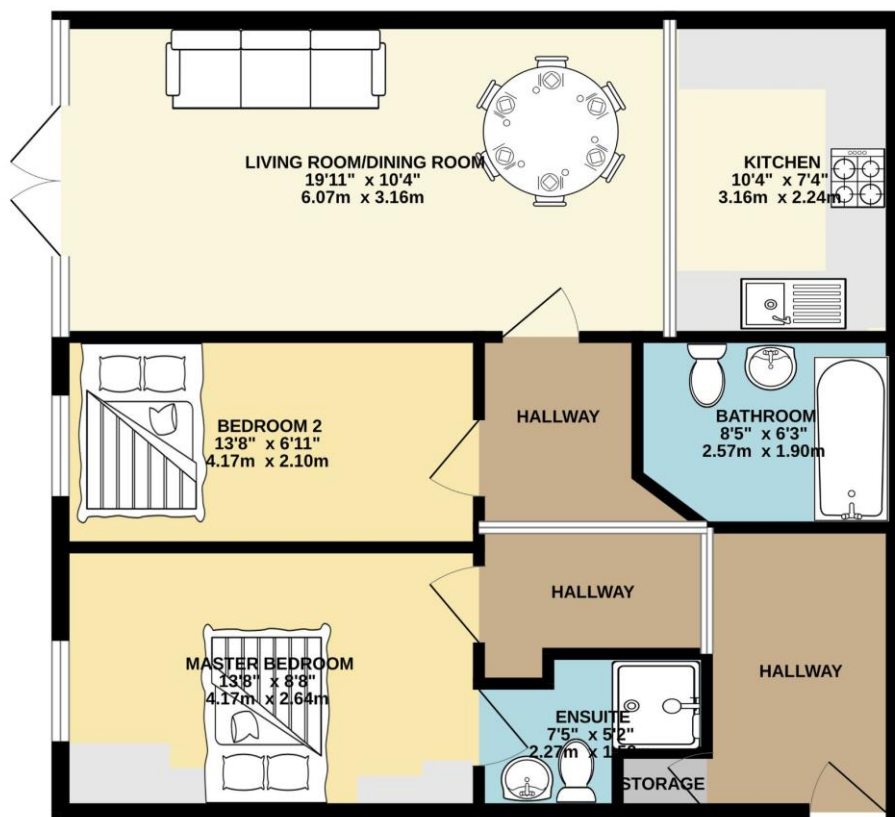
be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the 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, open fires/log burners, 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.



3RD 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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