

**Pinewood Court, Broad Road, Sale, M33 2EN**



A SECOND FLOOR TWO BEDROOM APARTMENT close to Metrolink/Motorway links and in a great location close to Sale town centre/Motorway links. The property comprises;- Entrance hall through to a spacious lounge with large bay windows to the front, fully fitted kitchen with integrated electric double oven and hob , double bedroom with fitted wardrobes and a further double bedroom, a shower room bathroom, communal gardens, private parking and a garage with this property. EPC RATED D.

**Asking Price £230,000**

## ENTRANCE HALLWAY

13'2" (4m 1cm) X 3'1" (93cm)

The galley hallway has laminate flooring, spotlights to the ceiling and a wall mounted intercom.



## LIVING ROOM/DINING ROOM

17'2" (5m 23cm) X 11'9" (3m 58cm)

A living room which is bright and airy with dual aspect UPVC DG bay window to the front and a side window. Laminate flooring, shelving to the corners of the room and two spotlights, a feature electric fireplace and a wall mounted electric heater and heating control.

## KITCHEN

9'5" (2m 87cm) X 8'6" (2m 59cm)

A range of wall and base units with integrated appliances including electric hob and double oven, washing machine and freestanding fridge freezer. Sink and drainer and UPVC DG window to the rear of the property. Vinyl flooring and spotlights to the ceiling.



## MASTER BEDROOM

12'5" (3m 78cm) X 12'0" (3m 65cm)

A good sized master bedroom with a range of fitted wardrobes, laminate flooring, wall mounted electric heater and upvc double glazed large window with blinds. Spotlights to the ceiling.



## BEDROOM 2

8'7" (2m 61cm) X 8'1" (2m 46cm)

A Double bedroom with wall mounted electric heater, storage cupboard holding the electric meter and a UPVC double glazed window. Laminate flooring and spotlights to the ceiling.



## BATHROOM/SHOWER ROOM

8'7" (2m 61cm) X 7'5" (2m 26cm)

A modern bathroom with a large shower cubicle, hand basin with storage and wc. Wall mounted hand rail and electric heater. UPVC frosted double glazed window, vinyl flooring and useful storage cupboard. Spotlights and extractor fan to the ceiling.



## COMMUNAL GARDEN AND PARKING

To the front and rear of the property are communal gardens and a parking area.

## GARAGE

17'3" (5m 25cm) X 7'7" (2m 31cm)

A single garage No 8 for private parking or storage.

## DISCLAIMER 1

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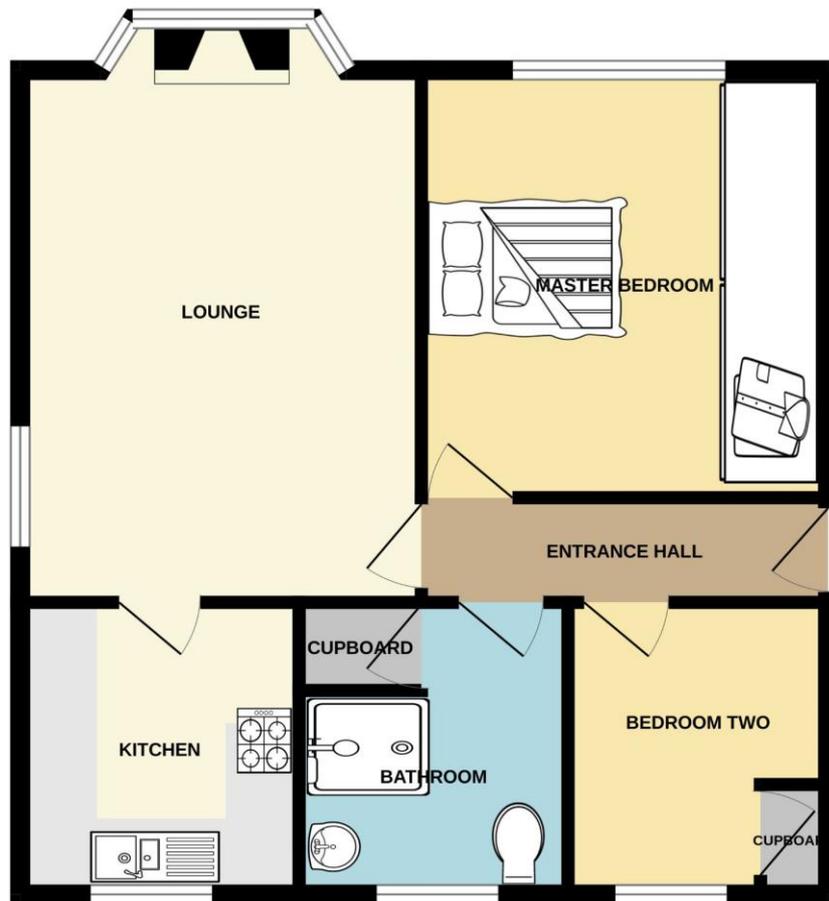
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## **DISCLAIMER 2**

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.



## SECOND 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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