

## Albany Court, Sale, M33 2BG



Stylish & Modern Two-Bedroom Ground Floor Apartment in a Prime Location! Recently redecorated throughout, this stunning two double-bedroom ground-floor apartment offers contemporary living in an ideal location just moments from Sale Town Centre and the Metrolink. Comprising a Spacious Entrance Hall – Featuring two handy storage cupboards a Bright & Airy Lounge with Dining Area – Seamlessly open-plan to a modern, fully fitted stylish Kitchen equipped with appliances, including a dishwasher, fridge/freezer, oven & hob, and washing machine. The Master Bedroom is a generous double with a fantastic walk-in wardrobe. Second Double Bedroom perfect as a guest room, home office, or additional sleeping space. A modern bathroom – Includes a white suite with a shower over the bath. All-Electric & Private Parking – Offering convenience and efficiency. This beautifully presented apartment is perfect for professionals, couples, or small families looking for a stylish home in a sought-after location.

**Asking Price £220,000**

## ENTRANCE HALLWAY

Entering from the ground floor into a spacious long hallway with laminate flooring, wall mounted intercom, spotlights to the ceiling and doors to all rooms. Electric heater mounted to the wall and wall mounted electricity box.

## LIVING ROOM

13'4" (4m 6cm) x 11'5" (3m 47cm)

From the end of the hallway opening into a large living/dining space with laminate flooring, upvc double glazed window and wall mounted heater. A centre light fitting to the ceiling and two wall lights. This room opens into the kitchen



## KITCHEN

11'5" (2m 92cm) X 6'5" (1m 95cm)

This modern kitchen has a range of wall and base units and integrated appliances including fridge freezer, dishwasher, electric oven and hob. A stainless steel drainer and sink/extractor fan with part tiled splashback walls under the units. The flooring is tiled and there are spotlights to the ceiling.



## MASTER BEDROOM

16'8" (5m 8cm) x 9'6" (2m 89cm)

The master bedroom is along the hallway with fitted wardrobe for ease of space, laminate flooring, upvc double glazed window, and a wall mounted electric heater. There is a centre light fitting.

## BEDROOM 2

9'4" (2m 84cm) X 7'3" (2m 20cm)

The second double bedroom can be found next to the master, with laminate flooring, upvc double glazed window and a centre light fitting. A wall mounted electric heater is on the wall.



## BATHROOM

6'5" (1m 95cm) X 6'5" (1m 95cm)

The family bathroom has a white suite with part tiled walls and flooring, and comprises of a bath with overhead shower and shower glass screen, a hand basin and ec. A wall mounted towel rail/toilet roll holder and a useful shelf above the sink with mirror. A pull cord for the electric shower and an extractor fan.

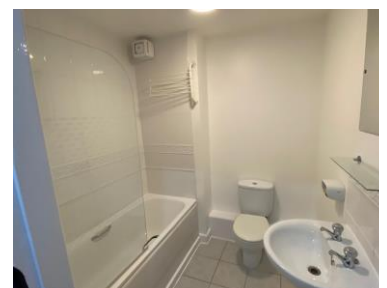


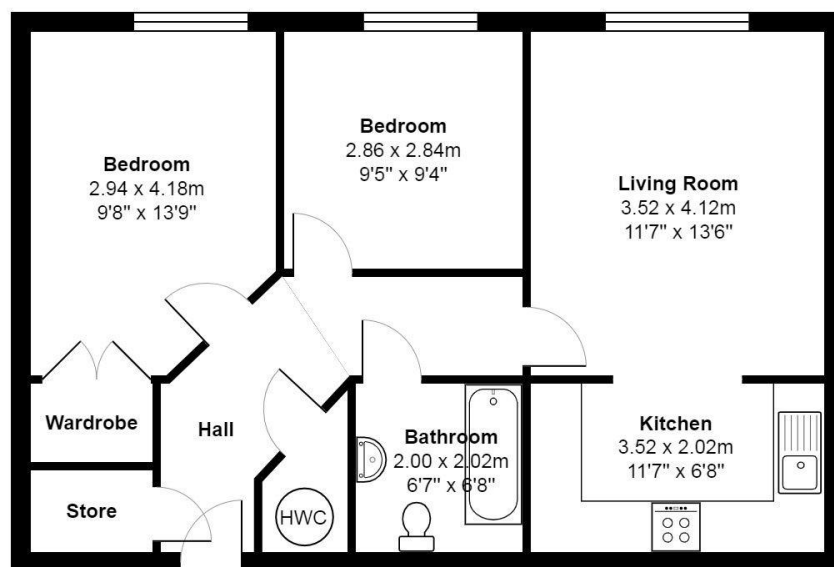
## STORAGE ROOMS

A good sized storage cloakroom is found in the hallway with wall hooks and laminate flooring. There is a second storage room in the hallway holding the electric heating system.

## COMMUNAL GARDENS AND PARKING

To the side and front of the property is allocated private parking for residents and communal gardens.





**Ground Floor**

Total Area: 59.4 m<sup>2</sup> ... 639 ft<sup>2</sup>

All measurements are approximate and for display purposes only