

**Apt 2, 2 Central , Cheshire, M33 2ZE**



A GROUND FLOOR TWO BED APARTMENT WITH TWO BATHROOMS newly decorated and carpeted throughout, this property is in a sought after location in Sale close to the town centre and metrolink and all the popular bars and restaurants. The property comprises of ; - A spacious hallway opening into a large lounge which is bright and airy with access to the modern kitchen complete with all fitted appliances and a useful breakfast bar. The master bedroom is of good size with an en suite shower room and fitted wardrobe and the second bedroom is also a double bedroom with fitted storage robe. There is a main bathroom with bath, hand basin and wc and private allocated parking with visitors parking to the rear. This property is a perfect FIRST TIME BUYERS property or INVESTMENT property. EPC Grade C.

**Asking Price £225,000**

## ENTRANCE HALLWAY

Entering into the property is a good sized hallway with laminate flooring, a wall mounted intercom/radiator and spotlights to the ceiling. The hallway also houses the fuse box and heating control panel.

## LOUNGE

16'6" (5m 2cm) X 12'0" (3m 65cm)

A spacious and bright living room/dining room which has been newly decorated and re carpeted throughout. Wall mounted radiators and dual aspect upvc DG windows, overlooking the car park with access to the kitchen. TV aerial and internet points with plenty of power points.

## KITCHEN

9'1" (2m 76cm) x 8'7" (2m 61cm)

A modern fully fitted kitchen with a range of wall and base units, including wine rack and drawers. Part tiled walls, integrated appliances of fridge/freezer, dishwasher, cooker and hob and extractor fan. A useful breakfast bar on the end of the units and vinyl flooring. There are spotlights to the ceiling.

## MASTER BEDROOM

16'6" (5m 2cm) x 9'2" (2m 79cm)

A large master bedroom which has been newly carpeted and redecorated a fitted wardrobe space and upvc DG window with two main centre lights. Access to the en suite.

## EN SUITE

9'1" (2m 76cm) x 3'9" (1m 14cm)

The en suite has a shower cubicle, which is fully tiled, a hand basin and wc. Vinyl flooring wall mounted extractor fan and spotlights to the ceiling

## BEDROOM 2

8'2" (2m 48cm) x 8'6" (2m 59cm)

A double bedroom with a small fitted robe, which has been recently redecorated and recarpeted. A upvc DG window and wall mounted radiator.

## BATHROOM

8'2" (2m 48cm) X 5'6" (1m 67cm)

A good sized bathroom with a three piece suite comprising a bath, hand basin and wc. A wall mounted radiator and new vinyl flooring. Spotlights to the ceiling.

## PRIVATE PARKING AND COMMUNAL GARDENS

Communal gardens and private allocated parking space No 2. Visitors parking spaces.

## DISCLAIMER 1

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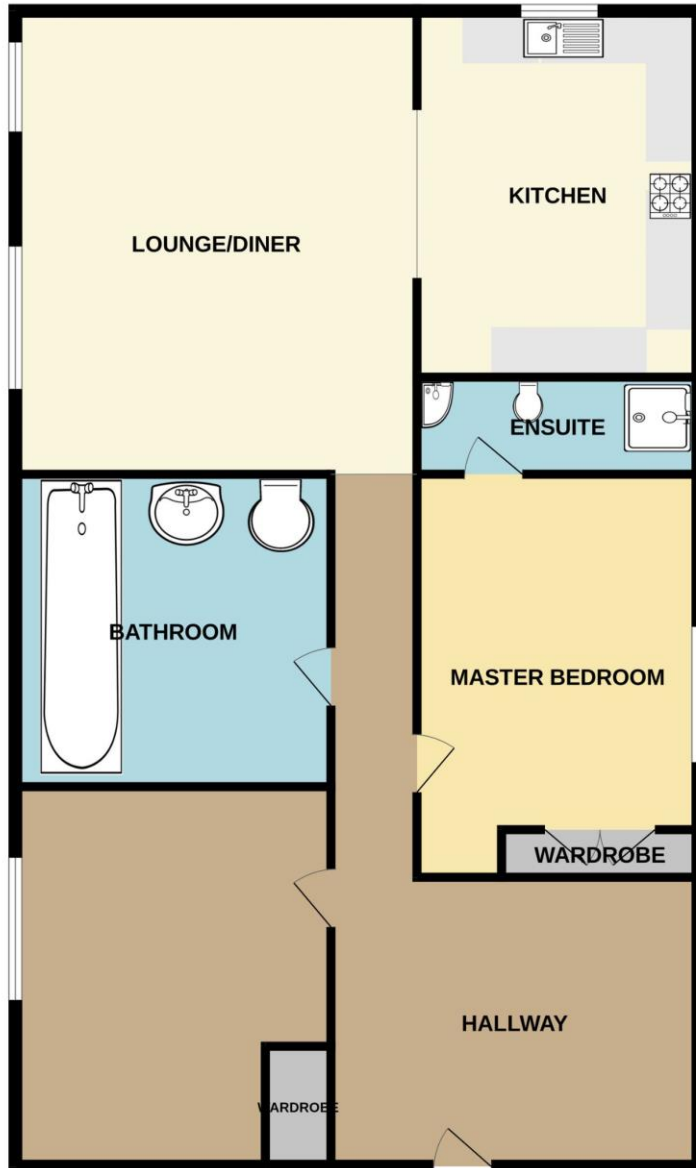
themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

## 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.



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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