Floor Plan

Approx Gross Internal Area
55 sq m / 594 sq ft

Main Bedroom
3.47m x 3.04m
11'5" x 10'0"

Kitchen
2.12m x 3.61m
6'11" x 11'10"

Bathroom
1.91m x 1.73m
6'3" x 5'8"

Landing

Lounge Diner
2.80m x 4.94m
9'2" x 16'2"

Entrance

Bedroom 2
2.89m x 2.63m
9'6" x 8'8"

Ground Floor
Approx 5 sq m / 53 sq ft

First Floor
Approx 50 sq m / 541 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		
(69-80) **C**		
(55-68) **D**		
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

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HIBBERT HOMES
SALES & LETTINGS

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Offers Over £150,000

Bedrooms 2	Bath 1	Reception 1	Parking here	Area 594.00 sq ft	Onward Chain

- Purpose Built First Floor Apartment
- Two Double Bedroom Apartment
- Open Plan Living Room/Kitchen
- Walking Distance To The Metro Link
- Perfect For A First Time Buyer
- Awaiting EPC
- Off Road Private Resident Parking
- Own Private Entrance
- Ideal Investment Opportunity
- Close To Timperley Village & Sale Town Centre

This modern first-floor maisonette apartment presents an excellent opportunity for both first-time buyers and buy-to-let investors. The property has been finished to a high standard throughout, which makes it ideal to just move straight in.

Conveniently located with a quiet cul de sac, This apartment is within walking distance of the Metrolink as well as the retail park. Furthermore, it is situated close to both Timperley Village and Sale town centre, where you can enjoy a variety of shops, cafe's, and local amenities.

The property comprises: its own private entrance which leads to a hallway with a large storage cupboard and stairs leading to the first floor. The landing has another storage cupboard as well as loft access. You have access to an open plan living room/kitchen, two double bedrooms and a bathroom. The property also offers a communal garden and allocated parking.

This property is truly a must view. Please contact the office to arrange a viewing.