



Apt 4 41 Northenden Road, Sale, M33 2DL

Stunning one bedroom apartment, set within what was once a large detached period property, now comprising five comprehensively converted apartments (completed in 2016). This modern yet characterful property is situated on the corner of Northenden and Woodlands Road, in the heart of Sale Town Centre, a stone's throw away from the Metrolink and all Sale's shops, bars and restaurants. This first floor flat boasts an abundance of period features such as high ceilings, coving, double glazed sash windows and comprises in brief; communal hallway, private entrance hallway with intercom system, open plan living kitchen/ dining area, generous double bedroom, modern bathroom and useful storage cupboard. Externally the property benefits from private manicured gardens and large driveway with allocated parking space, officially one space but the option to tandem park. EPC Rating C. Council Tax Band B.

£200,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Service Charge Details

'Share of Freehold' the owners collectively own the whole freehold.
125 Year Lease from 2016
Service Charge - £180.20 PCM payable to Principle

Hallway

Wood effect flooring, ceiling light point.

Living / Dining Kitchen

Open plan living/ kitchen diner. Wood effect flooring, ceiling light points, radiators and bay sash windows with custom plantation shutters. Fitted kitchen includes oven, 4 ring gas hob, extractor hood, washing machine, tall fridge freezer and contemporary sink.

Bedroom

Spacious double room. Carpeted flooring, ceiling light points, two sash windows with custom electric blackout blinds.

Bathroom

Stylish bathroom fitted with three piece suite comprising; bathtub with shower over, low level WC and large hand wash basin.

Storage Cupboard

Useful storage cupboard, with plenty of height.

Outside

One official parking space, with room to fit another car in tandem behind. The building is tucked away behind mature trees and hedges, with manicured garden to the front Communal Grounds



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	77	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA - 459 sq.ft. (42.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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