



**Britannia Road, Sale, Cheshire, M33**

**Guide Price: £215,000**

*Leasehold*

# Britannia Road, Sale, Cheshire, M33

In brief the property comprises;

## Top Floor

### Entrance Hall

Sky light, storage cupboard, laminate wood flooring, electric heater.

### Living Room - 13'5 x 18'3 Into the Kitchen

With vaulted ceilings, window to the rear elevation, laminate wood flooring, electric heater, exposed wood beams.

### Kitchen - 8'9 x 18'3 Into the Living Room

Fitted with a modern range of base and eye level units with roll top work surfaces and tiled splash backs, illuminated kick boards, four ring hob with contemporary extractor hood over and oven below, sink unit with drainer, integral washing machine, fridge freezer, microwave, laminate wood flooring.

### Breakfast Room/ Office - 7'4 x 4'10

Porthole style window to the rear elevation, laminate wood flooring, breakfast bar.

### Bedroom One - 12'1 x 9'9

Window to the rear elevation, laminate wood flooring, ceiling spot lights.

### Bedroom Two - 14'8 x 8'0

Window to the rear elevation, laminate wood flooring, electric heater, ceiling spot lights.

### Bathroom - 6'11 x 5'8

Fitted with a modern suite comprising; walk in shower unit with tiled surround and glass screen, WC, wash hand basin, tiled flooring and walls, heated towel rail.

### Exterior

The property is set within well maintained communal grounds with visitors and residents parking.

**This stunning top floor apartment situated in the heart of Sale Town Centre is positioned just a short walk to the Metro Link, shops, bars and eateries of Sale. Located perfectly for canal-side walks. This beautiful development is home to only 13 individually designed apartments.**

**'The Lodge' offers magnificent accommodation and stunning features such as vaulted ceilings, views over the waterfront and modern fittings.**

**The apartment is located on the third floor and is accessed via stairs. Comprising of a spacious entrance hall with sky light and fitted storage cupboard, open plan living room with vaulted ceilings and views over the water, breakfast/ office area off the living room with 'porthole' style window, modern fitted kitchen with integral appliances, two double bedrooms and three piece fitted bathroom suite.**

## Ground Floor



- Leasehold
- EPC TBC









## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.