



The Pines, Brooklands Road, Sale, M33

Guide Price: £180,000

Leasehold

The Pines, Brooklands Road, Sale, M33

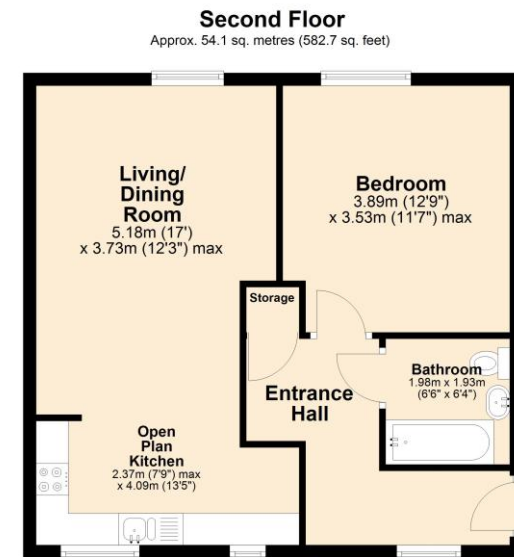
Nestled within the secure and sought-after gated development of The Pines on Brooklands Road, this well-presented second-floor apartment offers stylish modern living in a highly convenient location. The property has been thoughtfully designed to provide bright and airy accommodation, making it an excellent choice for professionals, first-time buyers, or investors.

The heart of the home is the spacious open-plan kitchen, dining and living area, which benefits from dual aspect windows, filling the room with natural light throughout the day. The kitchen is fitted with a range of base and eye-level units and features integral appliances, combining practicality with a contemporary finish. The apartment offers a generous double bedroom with ample space for storage, as well as a modern bathroom fitted with a three-piece suite.

Outside, residents enjoy beautifully maintained communal gardens and the reassurance of a secure gated setting. The property also benefits from an allocated parking space, with additional visitor parking available.

Brooklands Road is one of Sale's most desirable residential addresses, known for its leafy surroundings and excellent connections. The apartment is ideally situated for access to Sale town centre, with its wide choice of shops, cafés, bars, and restaurants. Brooklands Metrolink station is within easy reach, providing quick and regular services into Manchester city centre, while the area also benefits from excellent local schools and leisure facilities.

- Leasehold
- 999 years from 1 January 2004
- Ground Rent/ Rent Charge: £150 per annum
- Service Charge: £2,000
- Council Tax Band B
- EPC Grade TBC



Total area: approx. 54.1 sq. metres (582.7 sq. feet)





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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.