

Apartment 37, 171 Sale Road, Manchester, M23 0QQ



Stylish Two-Bedroom Second Floor Apartment being sold with a tenant in situ with Private Parking Beautifully presented throughout, this modern two double bedroom second-floor apartment offers spacious, contemporary living in a highly convenient location. The accommodation briefly comprises a welcoming entrance hallway leading to a generous open-plan lounge and dining area, complete with a Juliet balcony that fills the room with natural light. The fully fitted kitchen is equipped with a range of integrated appliances, including a fridge/freezer, oven and hob, and washing machine. There are two well-proportioned double bedrooms, including a spacious principal bedroom, together with a modern bathroom featuring a shower over the bath. Further benefits include gas central heating and private residents' parking. GREAT INVESTMENT OPPORTUNITY

Asking Price £165,000

ENTRANCE HALLWAY

The apartment is accessed via a ground floor communal door with stairs to the other floors. The apartment can be found on the third floor. Entering into a long hallway with access to all rooms, with laminate flooring, wall mounted radiator and intercom phone. There is also a useful storage room holding the Fuse Box.



LIVING ROOM/DINING ROOM

The spacious open-plan living and dining room is beautifully bright, featuring a large Juliet balcony overlooking the front of the property, allowing an abundance of natural light to flood the space. There is plenty of room to accommodate a dining table, making it ideal for both everyday living and entertaining. Finished with attractive laminate flooring throughout, the room flows seamlessly into the contemporary fitted kitchen, creating a stylish and practical living area.



KITCHEN

The contemporary fitted kitchen is well-appointed with a range of modern wall and base units, offering ample storage and workspace. It features an integrated electric oven and hob, together with an integrated fridge freezer. There is also space and plumbing for a washing machine, along with a freestanding dishwasher. The attractive laminate flooring flows seamlessly through from the living and dining area, enhancing the open-plan feel, while recessed ceiling spotlights complete the stylish finish.



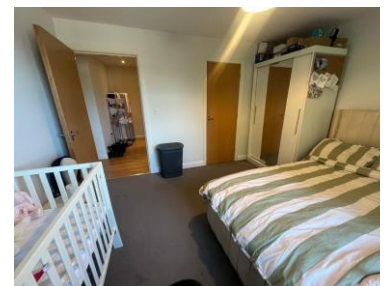
MASTER BEDROOM

The generous principal bedroom offers an excellent amount of space, creating a comfortable and relaxing retreat. A large uPVC double-glazed window overlooks the front of the property, filling the room with natural light. The bedroom benefits from fitted wardrobes providing excellent storage, along with ample space for additional furniture, including a dressing table. Finished with soft carpet flooring, the room also features a wall-mounted radiator and a central ceiling light fitting.



BEDROOM 2

The second bedroom is a well-proportioned single room, ideal as a child's bedroom, guest room or home office. A good-sized uPVC double-glazed window to the front elevation allows plenty of natural light, creating a bright and welcoming space. The room is finished with carpet flooring and benefits from a wall-mounted radiator and a central ceiling light fitting.



BATHROOM

The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with an overhead shower, wash hand basin and low-level WC. The room features partially tiled walls for a stylish and practical finish, along with a wall-mounted radiator, a shaving point and a central ceiling light fitting.

SECURE PARKING

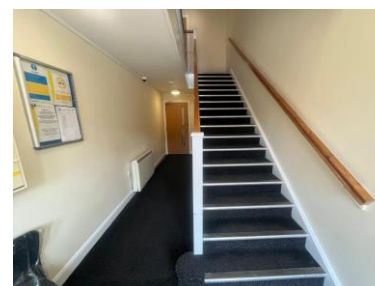
Privately gated secure parking to the property for one car. Space number 37.

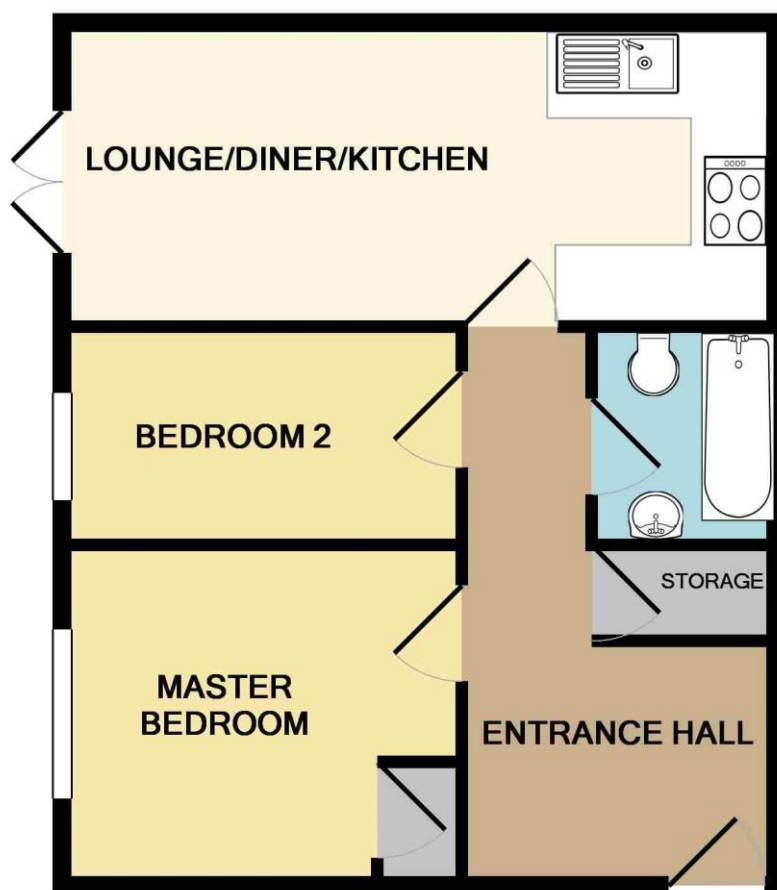
DISCLAIMER 1

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy 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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019