



Magnolia Close, Sale, Trafford, M33

Offers Over: £140,000

Leasehold

Magnolia Close, Sale, Trafford, M33

** NO ONWARD CHAIN **

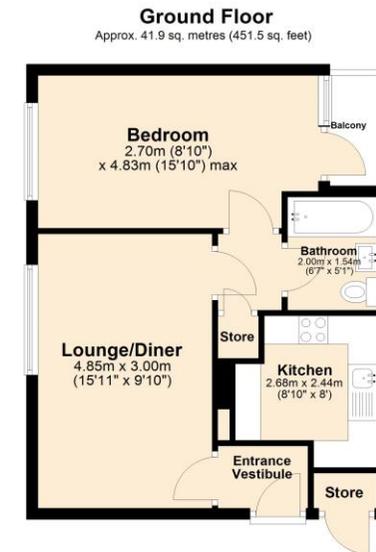
This well-presented one bedroom first floor apartment is set within attractive, well maintained communal grounds and offers a wonderful opportunity for first-time buyers, downsizers or investors alike. Benefiting from a shared garden to the rear and offered to the market with no onward chain, the property is ready for its next owner to move straight in and make it their own.

Upon entering the apartment, you are welcomed into a central entrance hall which provides access to all rooms. To the left, the spacious living and dining room offers a bright and comfortable setting, enhanced by a large window that allows for plenty of natural light. A feature living flame gas fire creates a charming focal point.

The kitchen was newly fitted just a couple of years ago and is thoughtfully designed with a range of base and eye level units, complemented by attractive wood-effect work surfaces. There is ample space for appliances, making it both practical and stylish for everyday cooking.

The bathroom is well-appointed and comprises a bath with shower over, WC and wash hand basin. The bedroom is generously sized and benefits from fitted wardrobes and drawers, providing excellent storage. A door from the bedroom leads directly onto a private balcony, offering a pleasant spot to enjoy a morning coffee or unwind at the end of the day.

- Leasehold
 - 125 years from 13 December 1999
 - Service Charge £121.51 pcm (reviewed every March/April) - ground rent included
 - EPC Grade E
 - Council Tax Band A



Total area: approx. 41.9 sq. metres (451.5 sq. feet)





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |

The Property Man

102A School Road
 Sale
 Cheshire
 M33 7XB

T: 01615198855
 E: sales@thepropertyman.co.uk
www.thepropertyman.co.uk

The Property Man
 Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

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.