



Beaufort Avenue, Sale, Trafford, M33

Offers Over: £225,000

To be advised

Beaufort Avenue, Sale, Trafford, M33

A beautifully presented and spacious two-bedroom top floor apartment, ideally positioned within a quiet and sought-after cul-de-sac in the heart of Brooklands. This superb location offers perfect convenience, with the Metrolink within easy walking distance, providing excellent commuter links, and Sale Town Centre close by, offering a wide range of shops, restaurants, cafés, and everyday amenities such as Brooklands Health Club.

The well-proportioned accommodation comprises; a welcoming and spacious entrance hallway complete with ample built-in storage, a bright and generously sized living/dining room ideal for both relaxing and entertaining, and a modern fitted kitchen enjoying pleasant views over the rear communal gardens. There is a large main bedroom with plenty of space for furnishings, a well-sized second bedroom suitable for guests, a home office, or nursery, and a stylish three-piece bathroom suite finished to a high standard.

Externally, the property is set within beautifully maintained communal grounds, providing a peaceful green outlook. Further benefits include communal parking for residents and visitors, as well as a private single garage, offering secure parking or additional storage space.

- Leasehold
- 999 years from 1 January 1976
- Ground Rent £30 per year
- Service charge - £1528 per year
- EPC C







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

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.