



35 Rookfield Avenue

Sale

£220,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



35 Rookfield Avenue

Sale

An attractive and spacious first floor two bedroom apartment with private garage, set in a popular leafy location close to Sale Town Centre, Sale metrolink and useful amenities, NO ONWARD CHAIN.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Generous Two Bedroom Apartment With Garage Included
- Modern kitchen with integrated appliances
- Set On a Sought-After Development Close Sale Town Centre
- Neutral decor and new carpeting
- Modern bathroom with heated towel rail
- Well-maintained communal gardens
- Off-road parking and GARAGE INCLUDED

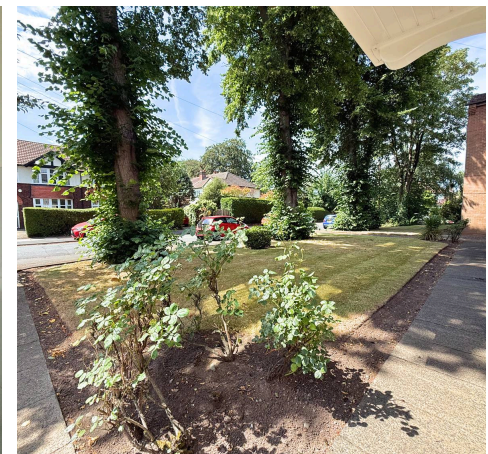
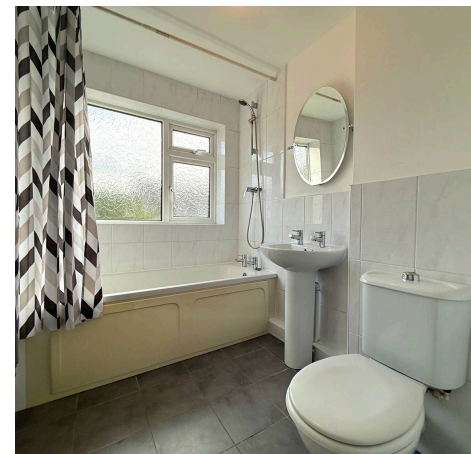


35 Rookfield Avenue

An attractive and well-presented two-bedroom first floor apartment, with useful garage included, set in a popular leafy convenient location within a sought-after development on Rookfield Avenue, boasting spacious accommodation including open plan living and two bedrooms, providing an ideal opportunity for first-time buyers, buy-to-let investors, or downsizers alike, with superb access to Sale town centre, Sale Metrolink, popular schools, and useful amenities. No onward chain.

The apartment itself boasts a wealth of contemporary and spacious living accommodation throughout, enjoying a welcoming entrance hall with built-in storage cupboards, a large living/ dining room with idyllic large window, which seamlessly connects to the modern fitted kitchen fitted with integrated appliances, ample cabinetry, a tiled splashback, and durable tile flooring.. There are also two spacious double bedrooms - both benefitting from new carpet and large windows - and a modern bathroom with tiled walls, a heated towel rail, and a large frosted window for privacy and brightness.

The property is set within a well-maintained residential development, boasting beautifully kept communal gardens that provide a pleasant setting. Residents benefit from off-street parking, with this apartment benefiting from it's own secure garage, ideal for additional parking or storage needs - a rare and highly valued feature for apartment living.

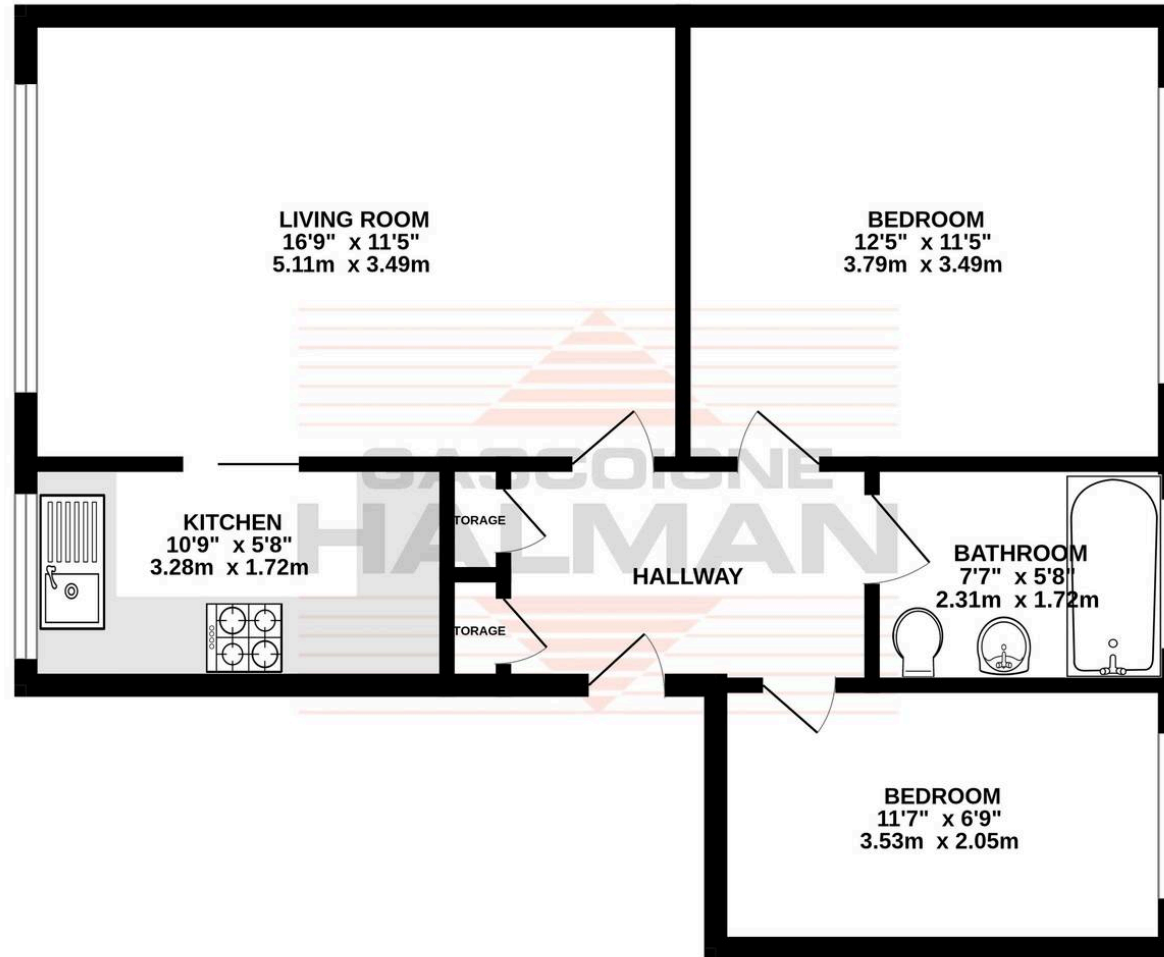




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 

FIRST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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