

**Sandimoss Court, Sale, M33 6QE**



A beautifully presented first-floor one-bedroom apartment, recently redecorated and fitted with new carpets throughout, occupying a quiet residential location with excellent access to local amenities, motorway networks and Metro links. Accessed via a secure communal entrance, the property offers well-maintained accommodation comprising a private entrance hallway with useful storage and cloakroom facilities. The bright and spacious lounge/dining room benefits from dual-aspect windows, allowing an abundance of natural light to flood the space, together with a feature gas fireplace and newly fitted carpets. The recently modernised kitchen is fitted with a stylish range of wall and base units, complemented by tiled splashbacks and ample work surfaces. Integrated appliances include a gas hob, electric oven and extractor hood, while additional appliances include a fridge/freezer. A useful storage cupboard houses the recently installed boiler. A double bedroom and modern bathroom.

**Asking Price £175,000**

## ENTRANCE HALLWAY

The property is accessed via a secure communal entrance and is situated on the first floor of the building. Upon entering, you are welcomed into a well-presented hallway, newly fitted with carpet and offering access to a useful storage room complete with cloakroom facilities. The hallway also benefits from a wall-mounted intercom system and a central ceiling light fitting, creating a practical and inviting entrance to the home.



## LIVING ROOM

Flowing seamlessly from the hallway, the spacious living room is flooded with natural light courtesy of dual-aspect double-glazed windows, both fitted with blinds. This bright and inviting reception space is enhanced by a feature gas fireplace, creating an attractive focal point, while a central ceiling light fitting and newly fitted carpets throughout add to the room's warmth and comfort.



## KITCHEN

Recently modernised, the kitchen is fitted with a stylish range of wall and base units, offering ample storage and workspace. A useful storage cupboard houses the recently installed boiler, while the kitchen also benefits from a freestanding fridge/freezer, an integrated gas hob, electric oven, and fitted extractor hood. Further features include a radiator, contemporary ceiling spotlights, and new flooring throughout. A uPVC double-glazed window, fitted with blinds, overlooks the side of the property and allows for plenty of natural light.



## BEDROOM 1

A generously proportioned double bedroom, newly carpeted to create a warm and comfortable retreat. A large uPVC double-glazed window, fitted with blinds, allows an abundance of natural light to fill the room, enhancing the bright and airy feel. The bedroom also benefits from a built-in storage wardrobe, a wall-mounted radiator, and a central ceiling light fitting, providing both practicality and comfort.



## BATHROOM

The bathroom has been newly fitted to a high standard and is partially tiled, offering a contemporary and stylish finish. Comprising a panelled bath with overhead shower and glazed shower screen, vanity wash hand basin with useful under-sink storage, and a low-level WC. Additional features include a wall-mounted radiator, central ceiling light fitting, and a frosted uPVC double-glazed window fitted with blinds, providing both privacy and natural light.



## COMMUNAL GARDENS AND PARKING

To the front and side of the property is beautiful landscape gardens, and to the rear is a private parking space for your enjoyment. Parking space No 17.

## DISCLAIMER 1

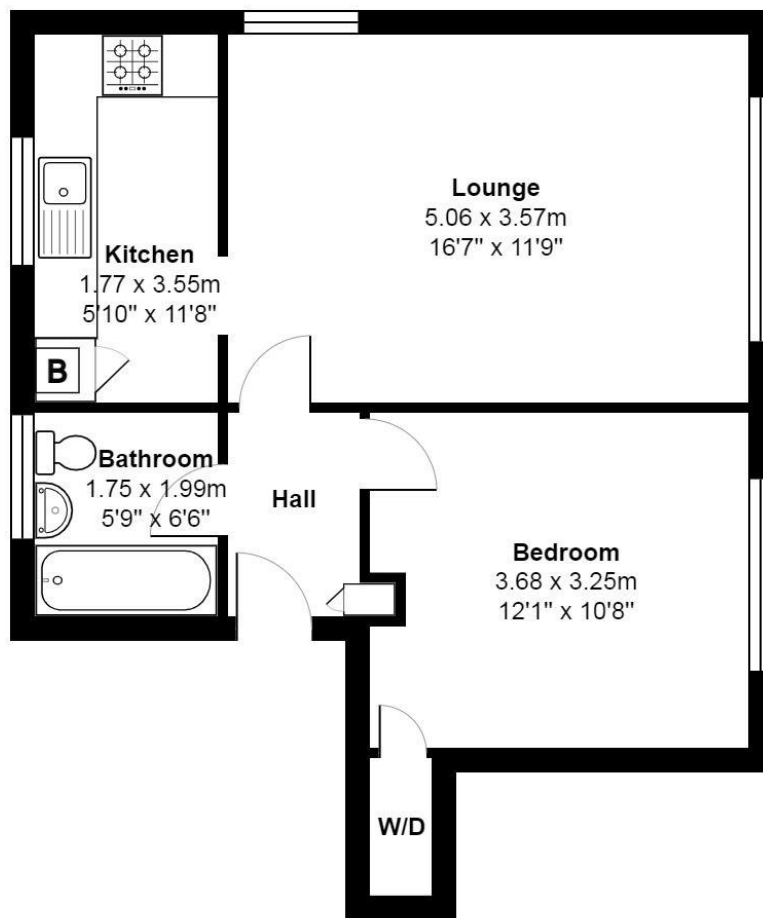
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## **DISCLAIMER 2**

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.





**First Floor**

Total Area: 44.9 m<sup>2</sup> ... 483 ft<sup>2</sup>

All measurements are approximate and for display purposes only