

**Boothroyd House, Sale, M33 4BP**



A STUNNING PERIOD PROPERTY WITH A GROUND FLOOR APARTMENT with a large Patio Area. close to Altrincham/Sale and Motoway/Metrolink . The Apartment has a large Lounge/Dining Room/Kitchen with doors to the Patio Area, Kitchen comprises of a Range Cooker, Integrated Dishwasher, Fridge, Freezer and Washing Machine and has modern wall and base units. A Master Bedroom with En Suite Shower Room and a Further Double Bedroom with En Suite Bathroom. GCH and Stained UPVC Glass Windows with wooden frames. Outside is a good sized 15.7 m Private Patio Area with Parking to the side and front and communal gardens. EPC Rated C.

**Asking Price £345,000**

## HALLWAY

On Entrance there is a small hallway to Downstairs WC and main Lounge/Kitchen area.

## DOWNSTAIRS WC

4'5" (1m 34cm) x 3'8" (1m 11cm)

A useful cloakroom/ WC and sink with a tiled floor.



## KITCHEN

7'2" (2m 18cm) X 13'9" (4m 19cm)

Open Plan Kitchen with a range of base and wall cream units, Integrated Dishwasher, Fridge, Freezer, Washing Machine and Range Cooker with Large Extractor Fan, a Range of Power Points lino flooring. Recently refurbished units.



## LOUNGE

16'3" (4m 95cm) x 16'4" (4m 97cm)

Open Plan Lounge Area which is extremely spacious and has two wooden doors with stained glass windows to the outside patio area, space for dining table and seating area this large space oozes relaxation, with carpeted flooring, Spotlights to the ceiling, TV aerial, BT point, and Power Points. This room conveniently opens into a modern kitchen area.



## MASTER BEDROOM 1

Large Master Bedroom carpeted with Wooden door with stained glass panels and UPVC Double Glazed Window with wooden frames, Wooden Door to En Suite Bathroom. Large style room which currently holds a super king size bed, and wardrobes.



## EN SUITE TO MASTER BEDROOM

4'6" (1m 37cm) X 8'5" (2m 56cm)

En Suite Bathroom comprising Shower, WC, Sink, Heated Towel Rail, lino flooring.



## BEDROOM 2

14'2" (4m 31cm) x 10'6" (3m 20cm)

A further Double bedroom which is carpeted with En Suite bathroom and ample space for wardrobes. UPVC Double Glazed Window with wooden frames, GCH and power points.

## EN SUITE TO BEDROOM 2

5'6" (1m 67cm) X 4'9" (1m 44cm)

Wooden Door to En Suite comprising Bath with Glass Shower Screen, Shower, WC, Sink and Heated Towel Rail and lino Floor.

## GARDEN AREA

51'6" (15m 69cm) x 15'5" (4m 69cm)

Large Outside Private Garden Area with Patio which is 15.7 metres long and 4.7m wide and astro turf making it easy for maintenance, with steps up to the communal areas, storage shed also included, Outside Meters and Parking available at the side and the front of the property.

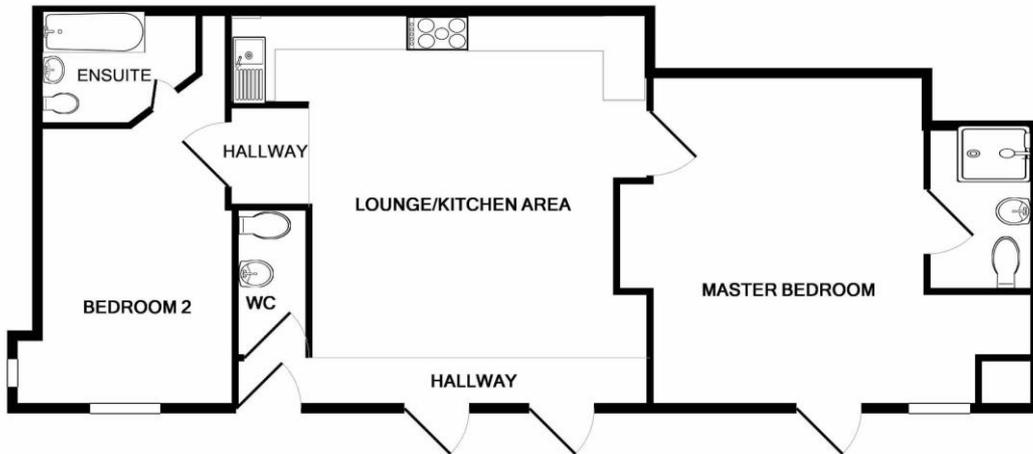
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TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.7 SQ.M.)

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