



**Beaufort Avenue, Sale, Trafford, M33**

**Guide Price: £275,000**

*Leasehold*



## Beaufort Avenue, Sale, Trafford, M33

This spacious three double bedroom ground floor apartment is situated within the sought-after development of The Sycamores on Beaufort Avenue, Sale, and is offered to the market with no onward chain. The property further benefits from a garage, residents' and visitors' parking, and access to well-maintained communal grounds, making it an ideal purchase for a range of buyers.

Upon entering the apartment, you are welcomed into an entrance hall which provides a practical sliding mirror-fronted storage cupboard to the right, offering excellent space for coats and general storage. The layout flows well and creates a sense of space from the moment you step inside.

To the left of the entrance hall is the main reception room, measuring approximately 18ft in length. This generously proportioned room offers ample space for both living and dining areas and enjoys pleasant views over the communal grounds. The kitchen is fitted with a range of base and eye-level units and includes space for freestanding appliances. A breakfast bar adds to the functionality of the room.

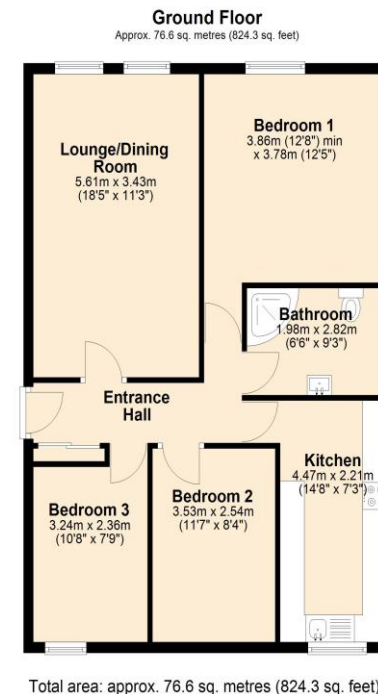
The main bedroom is a fantastic size and benefits from fitted wardrobes, offering excellent storage. The remaining two bedrooms are both comfortable doubles, making them ideal for family members, guests, or use as a home office.

Completing the accommodation is the bathroom, which is fitted with a modern three-piece suite comprising a walk-in shower, WC, and wash hand basin.

Externally, the property is set within attractive and well-maintained communal grounds, with the added convenience of residents' and visitors' parking, alongside the private garage.

Beaufort Avenue is located close to Sale Town centre which offers an abundance of amenities as well as being close to the Metrolink and both Sale Grammar and Brooklands Primary schools.

- Leasehold
- 999 years from 1 January 1976
- Ground rent; Peppercorn
- Service Charge: £1,528pa
- Council Tax Band C
- EPC Grade TBC









## The Property Man

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### Disclaimer

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