



Springfield Road, Sale, Trafford, M33

Offers Over: £170,000

Leasehold

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Situated on Springfield Road in the heart of Sale Town Centre, this well-presented one-bedroom ground floor apartment is offered with no onward chain and represents an ideal opportunity for first-time buyers, professionals, or those looking to downsize. The property combines a convenient location with comfortable, easy-to-maintain living.

The accommodation begins with a welcoming entrance hall featuring a sizeable storage cupboard, providing excellent practical space. A generous living and dining room enjoys a window to the front elevation, creating a bright and inviting area ideal for relaxing or entertaining. The fitted kitchen offers ample storage and workspace, with space available for essential appliances.

The apartment includes a well-proportioned double bedroom and a modern fitted bathroom, complete with a walk-in shower, WC, and wash hand basin, finished to a contemporary standard.

Externally, the property benefits from two large storage cupboards along with access to an enclosed communal garden to the rear, offering a pleasant outdoor space for residents to enjoy.

Springfield Road is perfectly positioned within Sale Town Centre, providing easy access to a wide range of shops, cafés, bars, and The Northern Lights Cinema. Excellent transport links are close by, including the Metrolink, making commuting into Manchester and surrounding areas straightforward. The Bridgewater Canal is also nearby, offering scenic walks and leisure opportunities, making this an attractive and convenient place to call home.

- EPC Grade D
- Leasehold
- 999 years from 11 June 1976
- Service charge £90.54 pcm
- Council Tax Band A



Total area: approx. 38.5 sq. metres (414.9 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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.