



Hattonfold, Brooklands Road  
£100,000



**HIBBERT**  
HOMES

SALES & LETTINGS

# Hattonfold

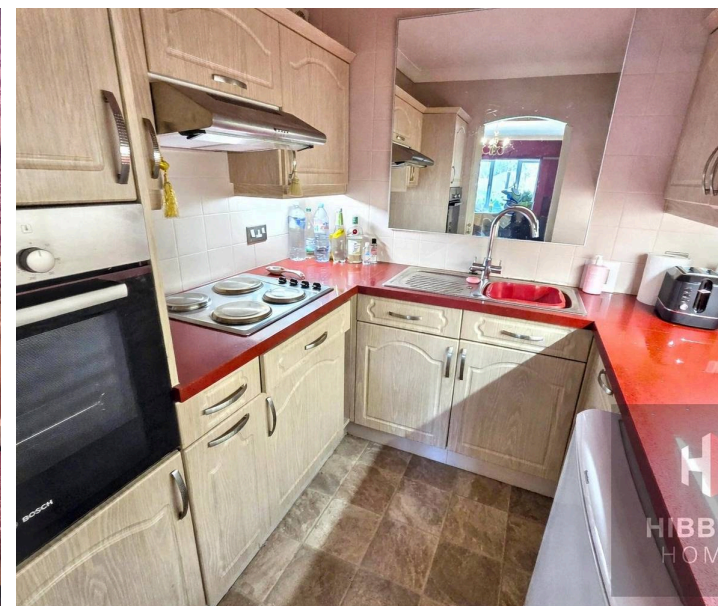
Brooklands Road, Sale

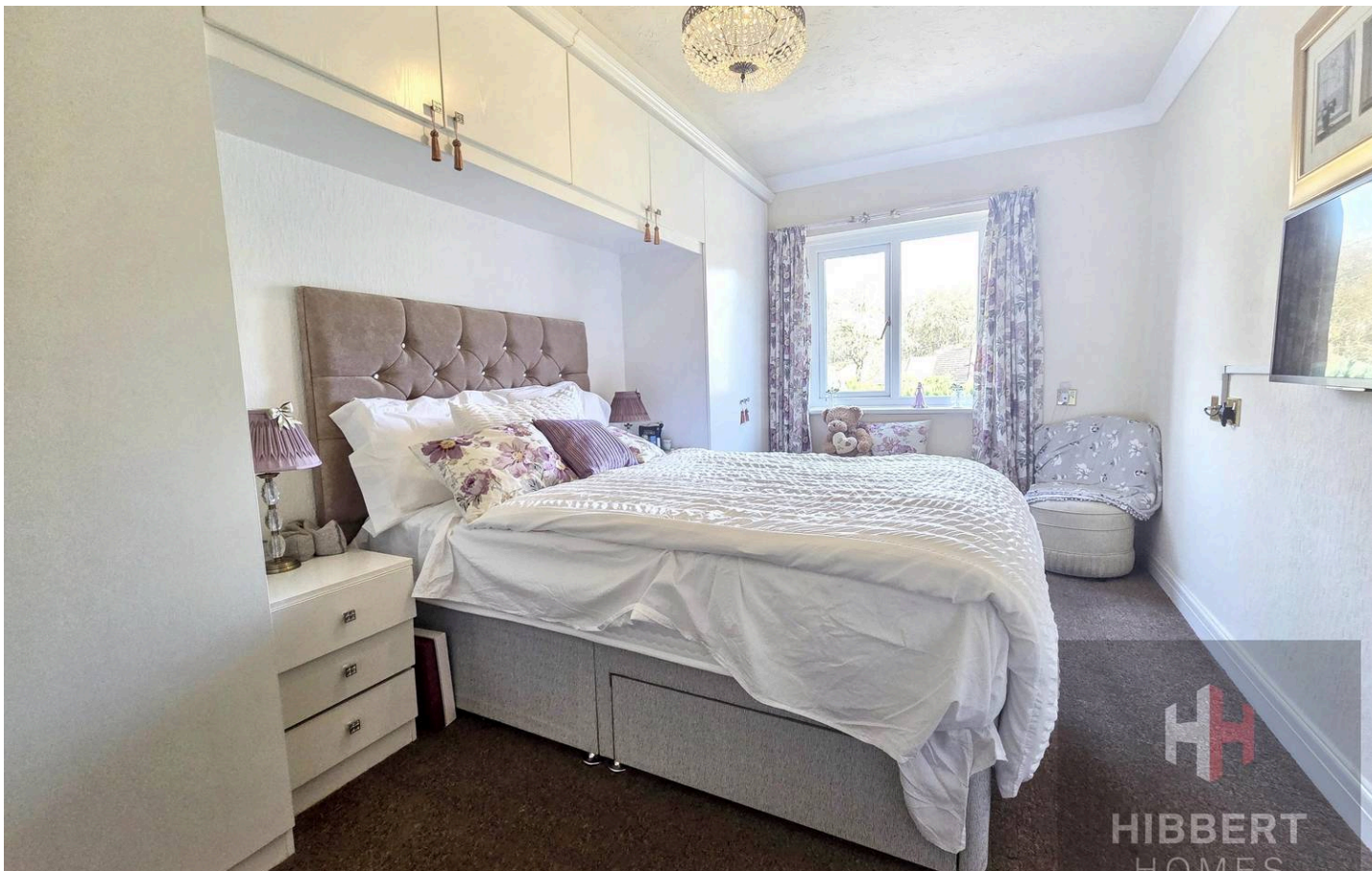
This superb first floor apartment forms part of a beautiful, quiet retirement development situated along leafy Brooklands Road. With garden views to the rear of the development, this property offers a peaceful, tranquil setting.

Conveniently positioned within a short drive of Sale and Altrincham Town Centres, the development boasts easy access to local amenities, with a choice of shops, cafes and restaurants in any directions.

The apartment itself comes well-presented throughout, offering generous space, amplified by abundant natural light. With a living dining room, separate kitchen, generous double bedroom and shower room, the property is well equipped for comfortable living. The entrance hall is also of a great size and boasts fantastic storage space. The shower room is modern yet classically themed, with a white suite and large walk-in shower.

A standout feature of Hattonfold is its simply beautiful communal areas, with a large communal lounge for social gatherings and regular activities such as the weekly coffee mornings, supplemented by a communal kitchen. Beautiful hallways lead to each apartment, all beautifully finished and accentuated with timeless décor and features. To the first floor are guest bedroom suites for visiting family and friends, and a communal laundry room.





The property sits in beautifully maintained grounds, set amongst mature trees and hedges, providing a stunning aspect whilst ensuring peace and privacy. To the rear is a large garden laid mainly to lawn, with seating benches perfect for enjoying the peaceful aspect and capturing panoramic sunshine. The property benefits from a residents' car park, with parking available via contract (subject to availability), plus visitors' spaces.

- NO ONWARDS CHAIN
- First floor apartment with garden views
- Bright double bedroom
- Living dining room and separate kitchen
- Beautiful retirement development
- Stunning maintained grounds
- Parking available via contract (subject to availability), plus visitors' spaces.
- Lovely, well-maintained communal areas with regular residents' activities

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approx Gross Internal Area  
49 sq m / 523 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

