



Linden Lea
PRIVATE RESIDENCE

Linden Lea Brooklands Road, Sale
£165,000



HIBBERT
HOMES

SALES & LETTINGS

Linden Lea

Brooklands Road, Sale

This beautifully presented first floor apartment is offered to the market with no onward chain and occupies a peaceful position within a quiet, well-established development set in mature grounds. Stepping inside, you are welcomed via the hallway to a spacious living dining room, with an abundance of natural light and flexibility of use, making it ideal for relaxing or entertaining guests. The separate kitchen provides ample storage and worktop space, with a practical layout. The generous double bedroom offers plenty of room for larger furnishings. Additional features include off-road parking and a garage en-bloc (providing extra storage or secure parking), which are both highly sought-after in this area. The apartment enjoys a peaceful aspect, with large windows that frame pleasant views over the mature grounds. Located just a short walk from Brooklands Metrolink Station, the property is perfectly positioned for commuters and those who value easy access to Manchester City Centre and surrounding areas (with regular tram services and excellent local transport links). Every-day amenities including shops, cafes, and supermarkets are close by, while the neighbourhood itself is known for its welcoming community and convenient access to local parks, leisure facilities, and popular dining spots.





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This apartment represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance property in a desirable location. With its spacious layout, abundance of natural light, and practical features, it offers a comfortable and stylish lifestyle in a sought-after part of town. Early viewing is highly recommended to appreciate the unique combination of peace, convenience, and value that this property provides.

- NO ONWARDS CHAIN
- Quiet development set in mature grounds
- First floor apartment with peaceful aspect
- Large living dining room
- Separate kitchen
- Generous double bedroom
- Off-road parking plus garage en-bloc
- Short walk to Brooklands Metrolink Station

Council Tax band: B

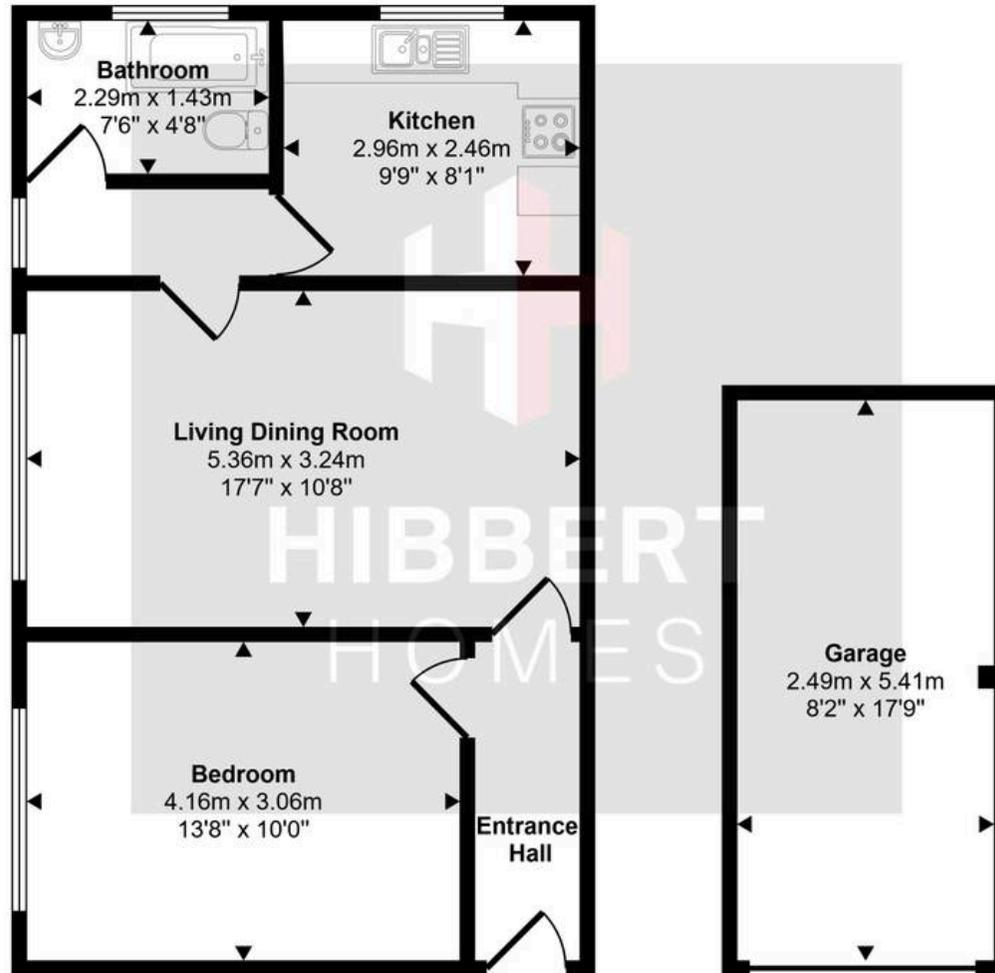
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Approx Gross Internal Area
62 sq m / 667 sq ft



Floorplan
Approx 49 sq m / 522 sq ft

Garage
Approx 13 sq m / 145 sq ft

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.

