THE property MAN

Northenden Road, Sale, M33

Guide Price: £325,000

Leasehold

Northenden Road, Sale, M33

Offered to the market with NO ONWARD CHAIN, this spacious and well-presented two double bedroom, two bathroom second-floor apartment is situated within the popular Hampton House development on Northenden Road. Benefitting from lift access, an allocated parking space and immaculately maintained communal grounds, the property represents an excellent opportunity for first-time buyers, professional couples, downsizers or investors alike.

Ideally positioned within easy reach of Sale Town Centre, the apartment enjoys excellent access to a wide range of shops, cafés, bars, restaurants and everyday amenities. The area is particularly well connected, with excellent public transport links and convenient access to the surrounding motorway network, making Manchester City Centre and other areas across Greater Manchester easily accessible.

The apartment is located on the second floor and can be accessed via either the communal staircase or lift. Upon entering, you are welcomed into a generous entrance hallway, providing an excellent sense of space from the outset. The hallway benefits from a useful cloak cupboard together with two further storage cupboards, offering plenty of practical storage.

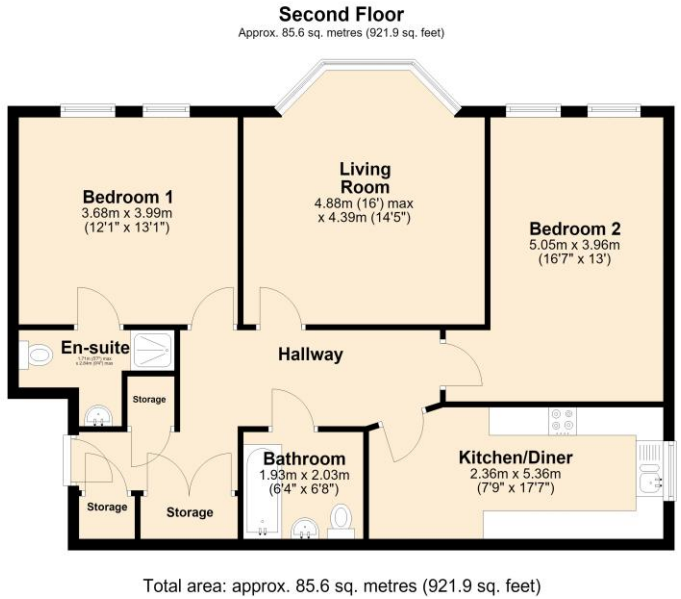
One of the standout rooms is the fantastic-sized living room, featuring an attractive bay window which allows plenty of natural light to flood the space. Generously proportioned, the room provides ample space for a range of lounge furniture and creates a bright and comfortable area in which to relax and entertain.

The separate dining kitchen is equally well proportioned and fitted with a comprehensive range of base and eye-level units, providing ample worktop and storage space. There is room for a selection of appliances as well as space for a dining table and chairs, creating a practical and sociable kitchen ideal for everyday living.

There are two generous double bedrooms, with the main bedroom further benefitting from its own en suite bathroom. The second bedroom provides excellent flexibility as a guest room, home office or additional double bedroom. Completing the accommodation is a separate three-piece family bathroom suite.

Externally, Hampton House is surrounded by immaculately maintained communal grounds, creating an attractive and welcoming setting. The apartment also benefits from its own allocated parking space, a particularly useful feature given its convenient location.

- Leasehold
- Ground Rent £389.34pa
- Service Charge £130pcm Building insurance & maintenance
- Council Tax Band D
- EPC Grade TBC



Total area: approx. 85.6 sq. metres (921.9 sq. feet)

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Disclaimer
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