

Apartment 8 -3, Brookfield Gardens, Manchester, M22 8NN



A Stylish Two-Bedroom First Floor Apartment discover modern comfort and convenience in this beautifully presented two double bedroom first-floor apartment, perfectly positioned for Manchester Airport, Wythenshawe Hospital, and excellent motorway links. Step inside to a spacious entrance hallway complete with a built-in storage. The generous lounge, enhanced by elegant fitted wall lighting, flows seamlessly into a sleek, fully refurbished open-plan kitchen.

The kitchen comes fully equipped with quality appliances, including a fridge/freezer, oven and hob, and a washer/dryer - ready for modern living. The property boasts a well-proportioned master double bedroom and a second versatile small double bedroom, ideal as a guest room, home office, or nursery. A stylish bathroom features a contemporary suite with a shower over the bath.

Additional features include: Gas Central Heating, Intruder Alarm System, Allocated Parking Space. EPC Rating: B PERFECT FOR FIRST TIME BUYER/INVESTORS

Asking Price £155,000

ENTANCE HALLWAY

The property can be entered through the communal hallway on the first floor and opens into a bright and airy large hallway, with storage room holding the Electric Fuse Box and alarm panel.

LOUNGE/DINING AREA

A spacious open-plan living area, thoughtfully designed with recently updated modern panelled walls and plush carpeted flooring. Natural light floods the room through uPVC double-glazed windows, complemented by stylish wall uplighters that add a warm and inviting ambiance. The space seamlessly flows into a dedicated dining area, featuring an additional uPVC window and direct access to the contemporary kitchen, creating a perfect setting for both relaxing and entertaining.

KITCHEN

A sleek and contemporary fully fitted kitchen, featuring a stylish selection of wall and base units, complete with a built-in wine rack for added elegance. The kitchen is equipped with a stainless steel sink and drainer, a modern extractor fan, and a full range of integrated appliances, including a fridge/freezer, washer/dryer, gas hob, and electric oven. Finished with durable vinyl flooring and ceiling spotlights, this space combines functionality with modern design for effortless everyday living

MASTER BEDROOM

The generously sized master bedroom is bathed in natural light, courtesy of a large uPVC double-glazed window, creating a bright and welcoming atmosphere. The space is enhanced by luxurious plush carpeting and contemporary panelled walls, offering both comfort and style. A central ceiling light fitting and a wall-mounted radiator complete the room, ensuring warmth and ambiance year-round.

BEDROOM 2

The second double bedroom, though slightly smaller, still offers a generous amount of space—ideal for use as a guest room, home office, or nursery. Featuring a UPVC double-glazed window that allows for ample natural light, this room also includes stylish wall panelling, a wall-mounted radiator, and a central ceiling light fitting.

BATHROOM

A stylish three-piece modern bathroom suite, thoughtfully designed for comfort and convenience. The suite comprises a panelled bath with an overhead shower, a WC, and a sleek hand basin, all set against partially tiled walls for a clean, contemporary finish. Additional features include a wall-mounted mirrored cabinet, an extractor fan, and a uPVC double-glazed window, ensuring both practicality and natural light.

PRIVATE PARKING AND COMMUNAL GARDENS

To the rear of the property is a communal parking area which is privately gated and communal gardens to the front of the property.

DISCLAIMER 1

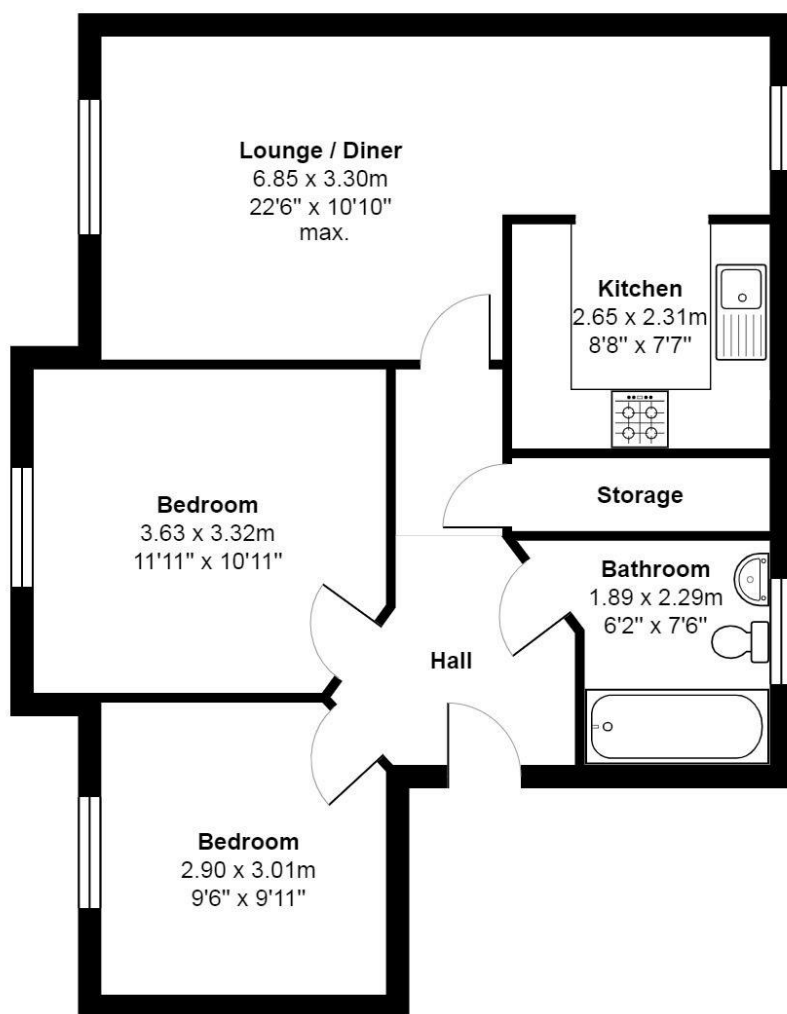


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DISCLAIMER 2

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First Floor

Total Area: 60.5 m² ... 651 ft²

All measurements are approximate and for display purposes only