

## 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

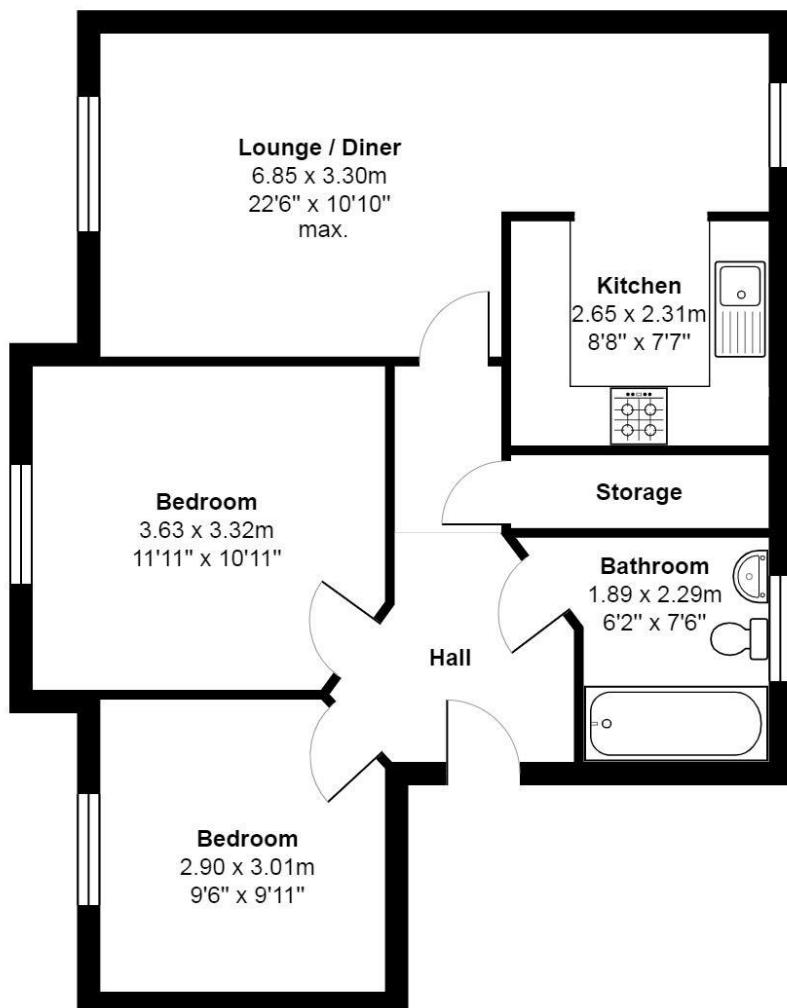
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## DISCLAIMER 2

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.





### First Floor

Total Area: 60.5 m<sup>2</sup> ... 651 ft<sup>2</sup>

All measurements are approximate and for display purposes only