



Brooklands Road, Sale, M33

Guide Price: £195,000

Leasehold

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Situated in the sought after Cloverley development on Brooklands Road, this spacious two double bedroom ground floor apartment offers comfortable living in a fantastic location. Set within beautifully maintained communal grounds, the property also benefits from its own private garage, providing secure parking or additional storage. The Metrolink is just a short walk away, and the property is ideally positioned close to a range of highly regarded schools, making it an excellent choice for a variety of buyers.

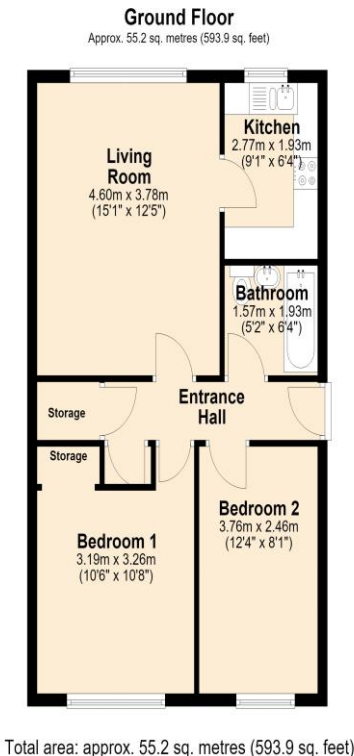
Upon entering the property, you are welcomed by a spacious entrance hallway with ample built-in storage cupboards, offering excellent practicality. To the right is the bright and generously proportioned living and dining room, providing plenty of space for both lounge and dining furniture. A large window allows natural light to flood the room, creating a warm and inviting atmosphere.

The kitchen is fitted with a range of base and eye-level units, offering ample storage and worktop space. It features a gas hob with an oven below and provides space for freestanding appliances, making it both functional and practical.

Bedroom one is a fantastic sized double bedroom with built in inset storage and a large window, creating a bright and airy space. Bedroom two is another well proportioned double bedroom, offering plenty of room for additional furniture.

The bathroom is fully tiled and comprises a bath with a shower over, a heated towel rail, WC, and hand wash basin, providing a modern finish.

- EPC Grade TBC
- Council Tax Band B
 - Leasehold
- 999 years from 1 January 1982
- Service Charge: Ground rent and service charge total approximately £105 pcm







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Disclaimer

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