



FLAT 1 6 STAMFORD PLACE | SALE

OFFERS OVER £150,000

NO ONWARD CHAIN A superbly proportioned ground floor apartment in an ideal location within walking distance of Sale town centre. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage, large sitting room, fitted kitchen, two bedrooms and bathroom/WC. An ideal opportunity for first time buyers and investors alike and viewing is highly recommended.

POSTCODE: M33 3BT

DESCRIPTION

A superbly proportioned ground floor apartment within this ever popular development and ideally located within easy reach of Sale town centre with its range of shops and Metrolink service into Manchester.

The accommodation is approached via a secure communal entrance hall which also has access to a rear entrance vestibule with private storage/meter cupboard. Within the private entrance hall there is access to all rooms and also a useful separate storage cupboard. There is a large sitting room with a focal point of an electric fireplace and the kitchen is fitted with a range of white high gloss units and with space for all appliances. There are two excellent bedrooms serviced by the bathroom/WC.

Externally there is off road parking and the apartment also benefits from a garage positioned to the front of the development.

An appointment to view is highly recommended to appreciate the potential and position of the property.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Secure entry system. Stairs to all floors. Door to the rear entrance vestibule housing separate private storage and meter cupboard.

PRIVATE ENTRANCE HALL

Hardwood leaded and stained effect glass panelled front door. Electric heater. Ceiling cornice. Storage cupboard.

SITTING ROOM

With a focal point of an electric fireplace. PVCu double glazed window to the front. Television aerial point. Telephone point. Electric heater. Ceiling cornice.

KITCHEN

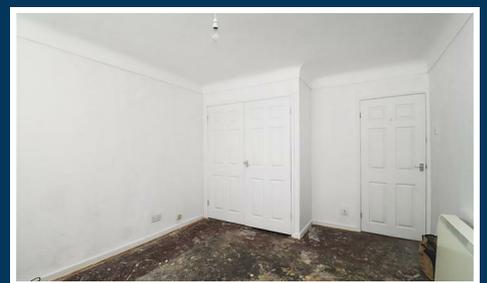
Fitted with a comprehensive range of white wall and base units with work surfaces over incorporating a Belfast style sink unit. Integrated oven/grill plus 4 ring gas hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Laminate flooring. PVCu double glazed window to the rear. Wall mounted gas boiler. Ceiling cornice. Tiled splashback.

BEDROOM 1

PVCu double glazed window to the front. Electric heater. Television aerial point. Fitted wardrobes. Ceiling cornice.

BEDROOM 2

PVCu double glazed window to the rear. Electric heater.



BATHROOM

With a suite comprising tiled shower enclosure, WC and vanity wash basin. Chrome heated towel rail. Tiled walls and floor. Opaque PVCu double glazed window to the rear. Ceiling cornice.

OUTSIDE

Residents and visitors parking. Garage with double doors located towards the front of the development.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "A"

SERVICE CHARGE

Currently approximately £65.00 per calendar month and includes buildings insurance, ground rent, window cleaning, gardening and cleaning, heating and lighting of common areas.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

TENURE

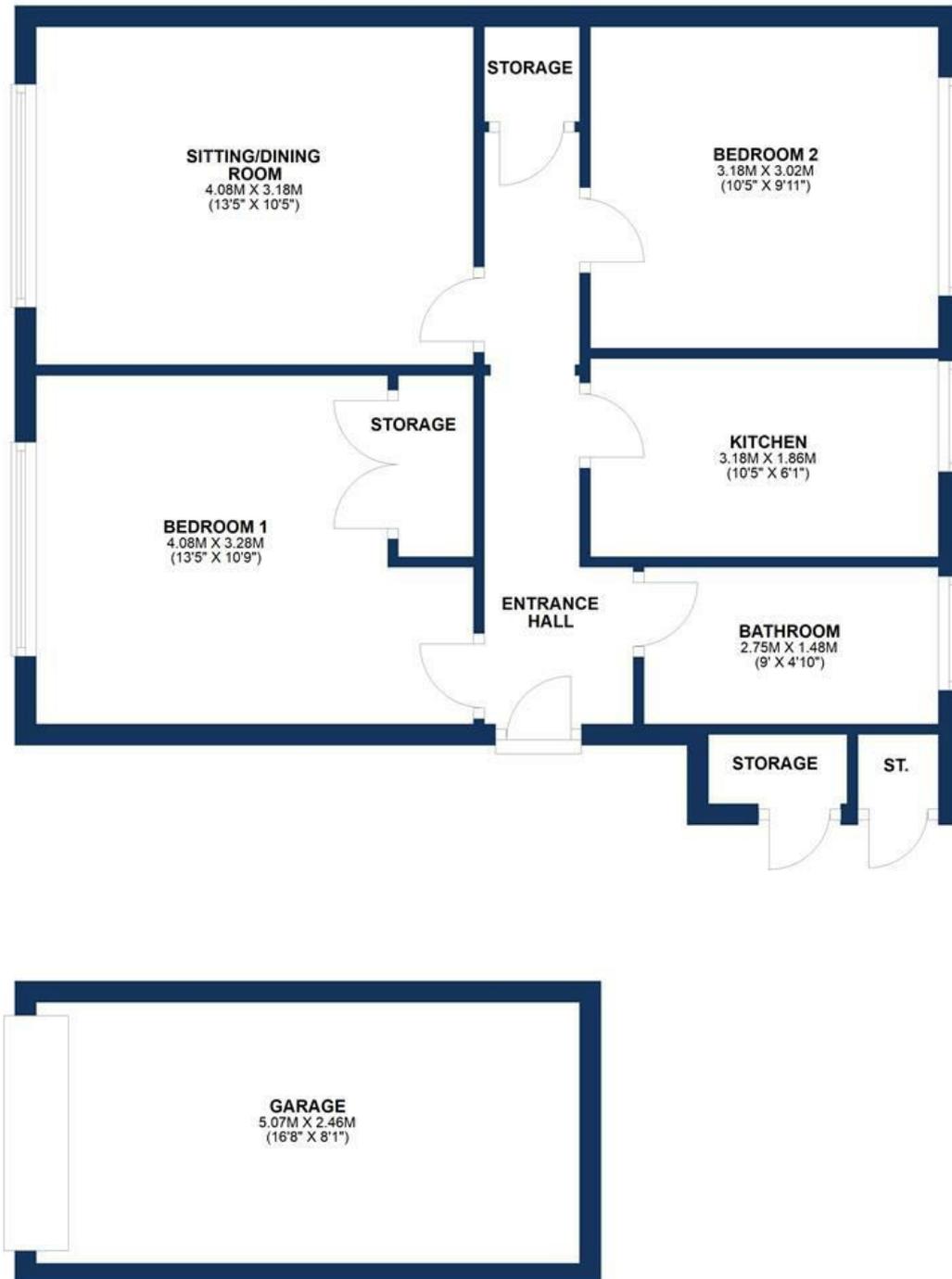
Leasehold for the residue of 90 year term commencing from June 1980.



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GROUND FLOOR

APPROX. 69.3 SQ. METRES (746.0 SQ. FEET)



TOTAL AREA: APPROX. 69.3 SQ. METRES (746.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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