



ABBOTS COURT



Flat 44 Abbots Court, Mornington Road, Sale, M33 2DB

A TWO DOUBLE BEDROOM ground floor apartment situated in a very popular development, close to Dane Road Metrolink, Sale Town Centre and it's amenities. The internal accommodation comprises briefly: communal entrance hallway, private hallway, living room, modern fitted kitchen, two double bedrooms and bathroom with three piece suite. Benefitting from double glazing and is warmed by gas central heating. Externally there is ample car parking for residences and visitors, communal gardens and private garage with up and over door. Call now to view this excellent apartment. *NO CHAIN*

£175,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Communal Entrance Hallway

Communal hallway with large double glazed windows to the rear of the property.

Hallway

1'11" x 16'4"

The property is entered via a hardwood front door, built-in storage cupboards, wooden effect laminate flooring, intercom system, radiator and doors to the following:

Living Room

11'9" x 11'9"

Double glazed windows to the rear aspect, wooden effect laminate flooring, TV point, telephone point, ample plug sockets and radiator.

Kitchen

9'8" x 7'3"

Modern fitted kitchen with good range of base and eye level units, complementary worktops over and tiled splash back. Incorporating sink with mixer tap, four ring Beko electric hob, Beko electric oven and extractor hood.

Built-in storage cupboard, gas boiler and double glazed window to the front aspect. Plumbing and space for washer and fridge/freezer.

Master Bedroom

11'9" x 9'10"

A good sized double bedroom with double glazed window to the rear aspect, TV point, telephone point and radiator.

Bedroom Two

11'9" x 8'6"

Another double bedroom with double glazed window to the side aspect and radiator.

Garage

Accessed front the car park and providing ample storage.

Bathroom

9'1" x 7'3"

Fitted with white suite comprising: low level WC, pedestal wash hand basin, panelled bath with thermostatic mains shower over, part tiled walls, radiator and double glazed obscured window to the front aspect.

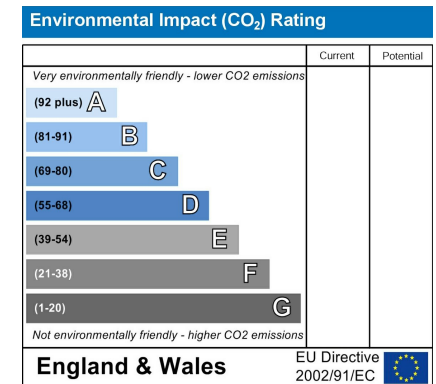
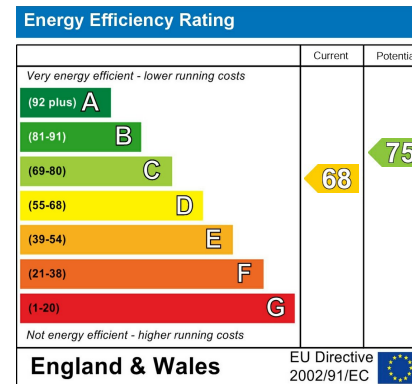
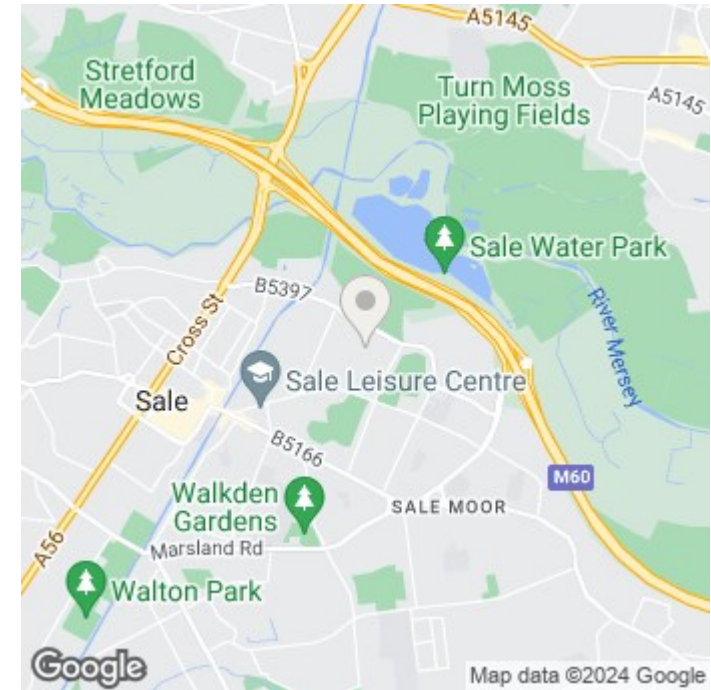
Externally

Well maintained communal lawned gardens with stocked borders with flowering plants and mature shrubs. Ample parking space for residents and visitors.

Lease Info

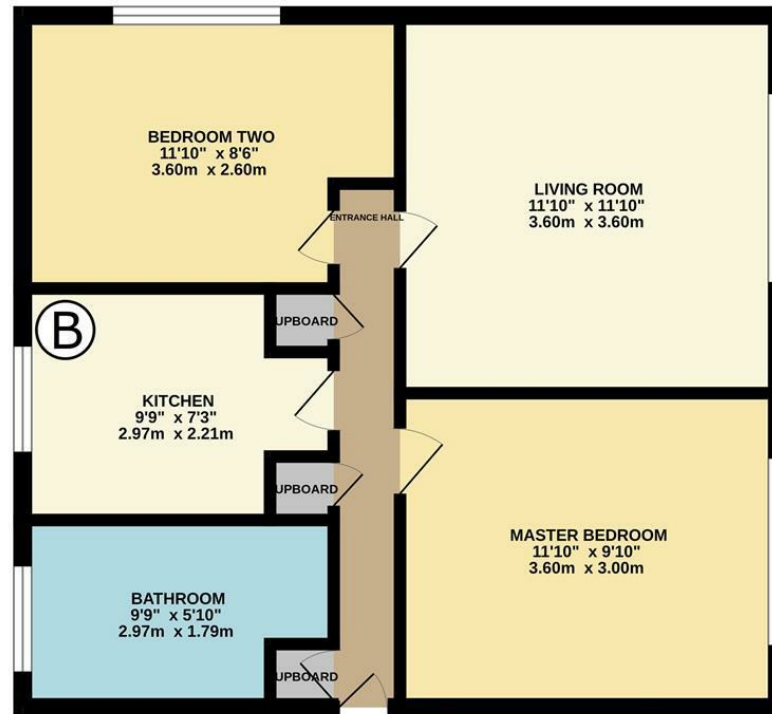
Service Charge - £1,368 PA

999 year lease from 1999





GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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