





# Apt 44 Woodcourt, 205 Brooklands Road, Sale, M33 3PY

NO CHAIN \* FULLY REFURBISHED TWO DOUBLE BED, GROUND FLOOR APARTMENT. Situated in a very popular modern development on the corner of Brooklands Road and Maple Road close to local shops and metrolink station. The property is in excellent condition throughout and comprises: Entrance hallway, lounge overlooking the gardens, Newly fitted kitchen, two bedrooms and newly fitted bathroom with shower. Ideal for first time buyers and buy to let investors alike. ALLOCATED PARKING SPACE.

## £185,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Service Charge And Lease

Term : 999 years from 1 January 2000  
£116 per month service charge

#### Entrance Hall

Central heating thermostat control unit. Telephone door intercom system. Walk in storage cupboard. Single Radiator.

#### Lounge

Good size lounge with electric fireplace, marble hearth and surround. Single radiator. Ceiling coving. UPVC double glazed window overlooking the gardens to the front.

#### Kitchen

Having just been completely refitted with a modern range of base and eye level kitchen units with work surface areas, tiled surround, incorporating one and a half bowl single drainer sink unit together with mixer tap. New built-in fridge freezer. Washing machine. New electric fan oven with four ring hob above and extractor fan unit. Worcestershire gas fired, central heating combination boiler. Single radiator. UPVC double glazed window to the front aspect of looking the gardens.

#### Bedroom One

A double bedroom with built-in double wardrobe unit. Single radiator. UPVC double glazed window to the rear aspect.

#### Bedroom Two

Another double bedroom with single radiator and UPVC double glazed windows to the rear aspect.

#### Bathroom

Having recently just been refitted with a new three-piece white suite with fully tiled walls. Panelled bath with mixer tap and mains shower together with shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Shaver socket. Single radiator. Extractor fan unit.

#### Outside

Woodcourt offers communal grounds and gardens and allocated parking space together with visitor parking.

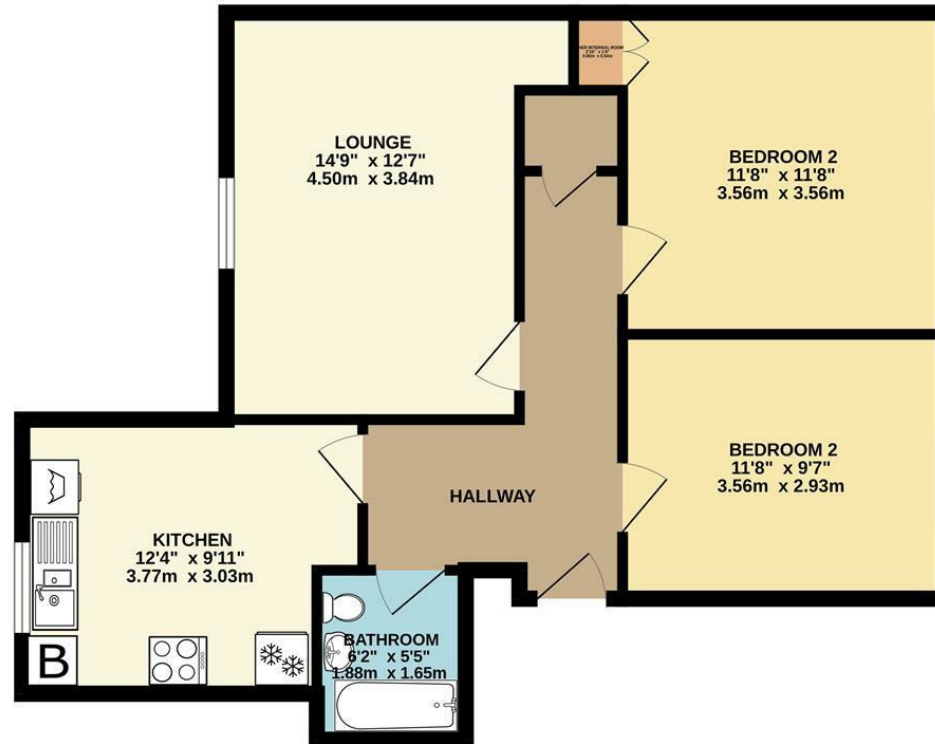


| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) A  |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
|  | 75                      | 76        |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
|   |                         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |           |



GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 665 sq.ft. (61.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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