

# Flat 8 Maple Lodge, Maple Road, Brooklands, M23 9HJ

Well presented, spacious two double bedroom, first floor flat positioned just off the ever-popular tree lined Brooklands Road. Well positioned for both Sale and Timperley amenities and nearby Metrolink. The accommodation comprises; Communal Entrance Hall, Private Entrance Hall, Lounge/Dining Room, Fitted Kitchen, spacious master bedroom, bedroom two and a bathroom with three piece suite. Allocated parking and garage.

125 Year Lease from 2019. Council Tax Band B. EPC Rating C.

£185,000

Viewing arrangements
Viewing strictly by appointment through the agent
95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

#### Leasehold

125 Year Lease from 2019 Ground Rent: £150 PA Service Charge: £1,278.40

## **Hallway**

3'3" x 15'7"

With carpeted flooring, radiator, dado rail and ceiling light point. With hatch and ladder to access the loft space which is partially boarded for storage.

#### Kitchen

8'2" x 8'10"

Modern fitted kitchen with a range of wall and base level units. With integrated appliances including: fridge freezer, dishwasher, washing machine/tumble dryer, electric oven and gas hob with extractor. Tiled flooring, ceiling lighting, UPVC window to the rear aspect.

## Lounge

15'1" x 13'1"

Great size reception room with UPVC window to the front aspect, laminate flooring, radiator and ceiling light point.

# **Dining Area**

9'6" x 6'10"

Opening from the lounge area benefitting from access to a balcony. With a continuation of the laminate flooring, radiator, ceiling light point and large store cupboard.

### **Master Bedroom**

15'8" x 12'1"

Larger than average double bedroom, with carpeted flooring, UPVC window to the front aspect, radiator and ceiling light point.

#### **Bedroom Two**

12'5" x 8'6"

Another double bedroom with carpeted flooring, radiator and UPVC window to the rear aspect.

#### **Bathroom**

8'10" x 6'6"

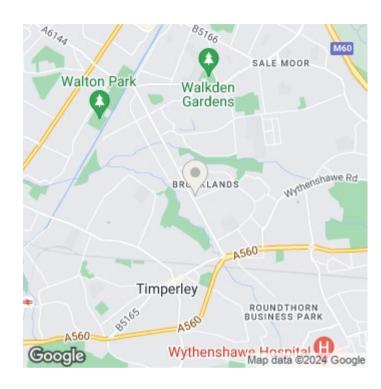
Three piece fitted bathroom suite comprising: low level WC, pedestal wash basin, bath with shower above. Tiled walls and flooring, chrome towel radiator, UPVC window to the rear aspect and store cupboard.

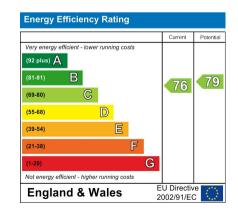
# **Balcony**

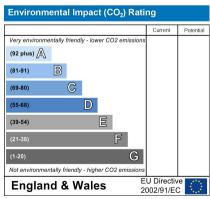
Accessed via UPVC door from the dining area.

## Garage

With up and over door. Parking space in front of the garage.















# GROUND FLOOR 911 sq.ft. (84.7 sq.m.) approx.



GARAGE 15'8" x 7'10" 4.77m x 2.38m

TOTAL FLOOR AREA: 911 sq.ft. (84.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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