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FLAT 26, SOMMERVILLE COURT, PARK LANE, SALFORD, LANCASHIRE M7 4HU

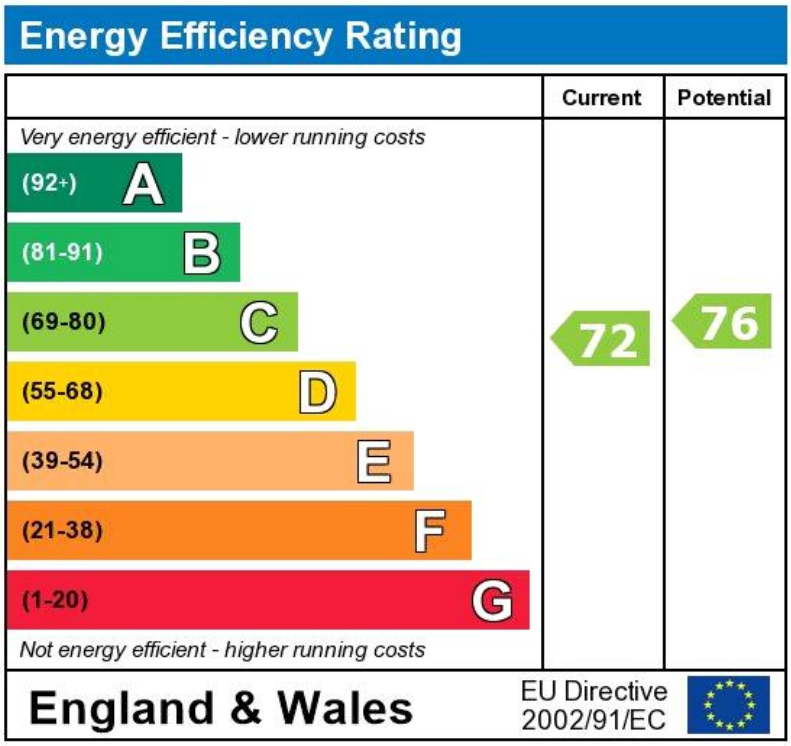
OIRO £649,950



PROPERTY REFERENCE CODE: RS0449

FLAT 26, SOMMERVILLE COURT, PARK LANE, SALFORD, LANCASHIRE M7 4HU

Penthouse Apartment
Four Bedrooms
Master en-suite
Immaculate Finish
Terrace & Balcony
Residents Carpark
Double Garage
Sought After Block of Flats



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

S&S Property Group are delighted to bring to the market this stunning 4 bedroom penthouse apartment.

The apartment is immaculate and finished to a high standard throughout. It is located in a sought after, quiet development which offers easy access to local shops, places of worship & transport links.

Communal entrance, Vestibule, Living Room, Terrace, Kitchen, Bedroom 1, En Suite, Bedroom 2, Bedroom 3, Bedroom 4/Office, Bathroom, Separate Wc, Utility Room, Two Terraces.

NO CHAIN & a FREEHOLD FLAT, which is very unusual

Location
Situated off Park Lane between New Hall Road and Knightsbridge Close

Communal Entrance
Secure intercom access door opens to communal entrance with stairs to all floors along with a lift.

Vestibule
A lovely bright open space having light from the floor to ceiling windows in living area and skylight above, there is a cloaks/storage cupboard which also houses the underfloor heating control system, Intercom to main door.

Guest Wc
Consisting of a white suite of wc with matching washbasin, tiled floor and walls.

Living Room - 9.63m (31'7") Approx x 8.31m (27'3") Approx
A stunning open plan lounge and dining room offering more than ample space for both sets of furniture, to the right there is a seating area with a range of fitted storage/display units. The room opens fully to dining space, there is spot lighting along with recessed roof lighting. Patio doors open to a wrap around terrace with retractable awning. Door to:-

Diner Kitchen - 5.28m (17'4") Approx x 4.3m (14'1") Approx
Fitted with a modern range of white gloss wall and base units with two inset sink units and mixer taps, two integrated eye-level ovens along with hob and extractor hood to the side, two integrated dishwashers along with integrated fridge/freezers. Front facing window, central island with roof lantern above. Quartz work surfaces finish the kitchen and there is also space for a dining set.

Utility Room
White wall and base units with inset sink and mixer tap, space and plumbing for a washing machine, dryer along with space for a fridge/freezer.

4 Bedrooms

Bedroom 1
A beautifully proportioned room having windows to the front and rear, the room has a dressed area space with fitted robes and door to the en suite. There is a further balcony area

En Suite
Consisting of a modern white suite of bath with matching shower cubicle, washbasin vanity unit and wc. Frosted window, tiled floor and walls.

Bedroom 2
Double bedroom with fitted robes and matching dresser.

Bedroom 3
Another double bedroom which again has fitted robes and drawers.

Bedroom 4
Side facing room which is currently used as an office with fitted desk/storage furniture.

Bathroom
Consisting of white suite of bath with matching shower cubicle, washbasin and wc vanity unit with storage. Frosted window, tiled walls and floor.

Gardens
Manicured communal gardens surround the property. There is a residents carpark and access to the garages.

Garage
The property has a double garage with an up/over electric door and is also fitted with power points.

Tenure: Freehold
Parking options: Garage, Residents
Garden details: Private Garden, Terrace
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains


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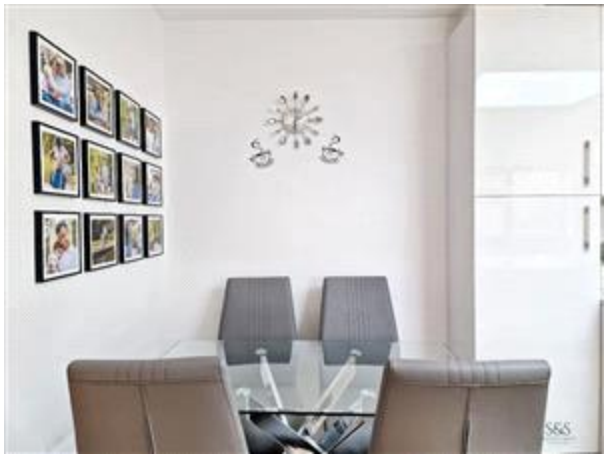














































<u>TENURE</u>: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.