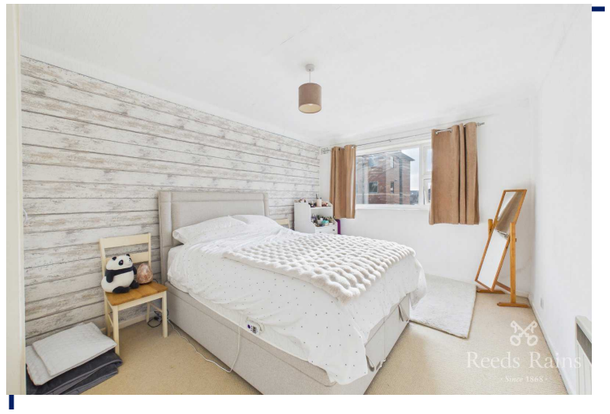
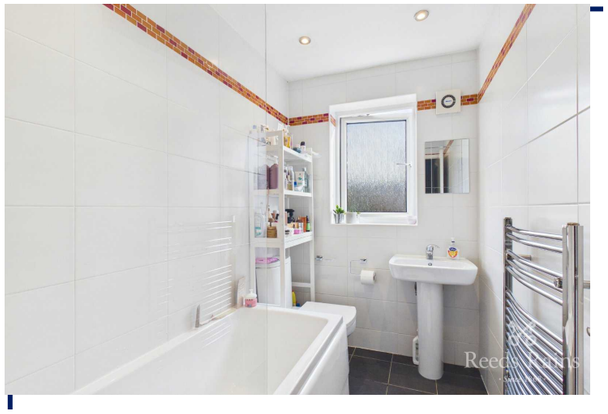
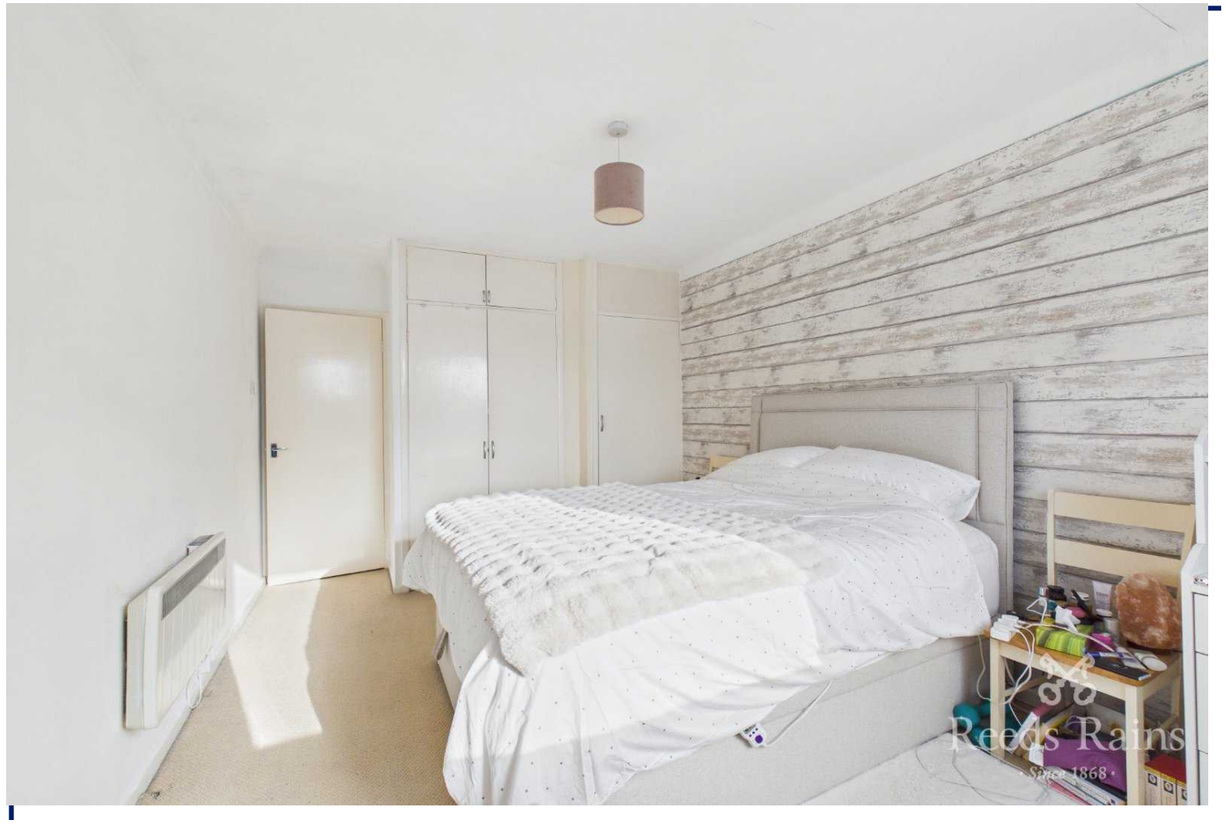
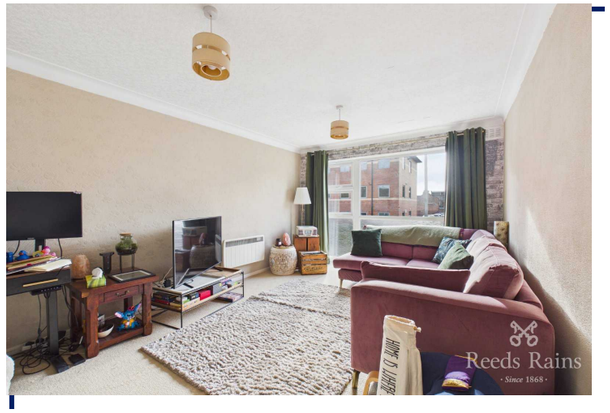


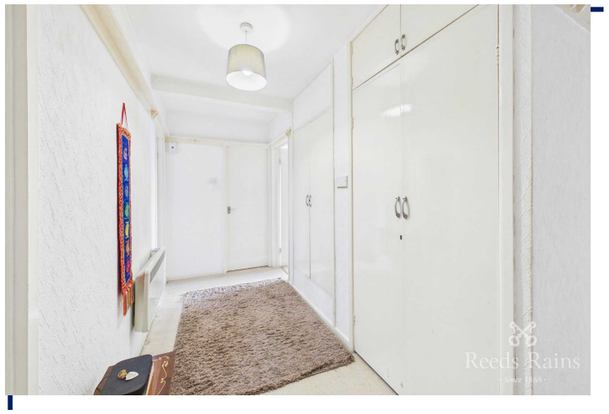


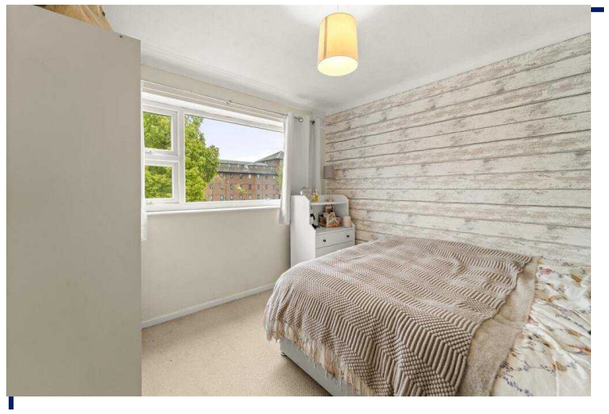












Flat 3, Atkinson House, Atkinson Road, Sale, Greater Manchester, M33

Guide Price: £225,000

Leasehold

Reeds Rains

reedsrains.co.uk

Flat 3, Atkinson House, Atkinson Road, Sale, Greater Manchester, M33

Guide Price: £225,000

Council Tax Band:
EPC Rating: C

A MUST-VIEW APARTMENT – GARAGE, FIRST FLOOR & EXCELLENT SALE TOWN CENTRE LOCATION!
If location is at the top of your wish list, then this property is certainly one to view! Ideally positioned within comfortable walking distance of Sale Town Centre, this spacious apartment offers generous accommodation, excellent storage and the added benefit of a rear garage.

Detaails Continued
Internally, the property features a spacious entrance hallway with two double built-in storage cupboards, providing ample storage space. There is a generous living room with an impressive floor-to-ceiling window, creating a lovely light and airy living space.
The kitchen is particularly spacious, with plenty of room for a dining table, making it ideal for everyday living and entertaining.
There are also two well-proportioned double bedrooms and a stylish, modern bathroom.
A real standout feature is the additional walk-in storage area conveniently positioned alongside the main entrance door. This offers excellent additional space, ideal for storing bicycles, outdoor equipment and other household items.
Externally, the property benefits from communal parking and its own garage, adding further practicality and convenience.
With its generous room sizes, fantastic storage, garage and highly convenient location close to Sale Town Centre, this apartment has so much to offer and deserves to be viewed!

Communal Entrance
Entrance, stairs to all floors. Access to a large walk in storage area.

Entrance Hall
A spacious entrance hallway features two built in storage cupboards housing the hot water cylinder and space for storage.

Living Room
The living room features a floor to ceiling double glazed window, and a electric heater.

Kitchen/Dning Room
A spacious kitchen is fitted with a range of base and all units with a work surface over, stainless steel sink with a drainer unit and mixer tap, integrated oven, space for a washing machine, space for a fridge freezer, part tiled walls, tiled flooring, electric heater and a uPVC double glazed window.

Bedroom One
A double bedroom features built in wardrobes a wall mounted electric heater and uPVC double glazed window.

Bedroom Two
A double bedroom features a uPVC double glazed window and electrical heater.

Bathroom
A stylish modern bathroom features a panelled bath with a shower above, a low level WC, a pedestal wash hand basin, heated towel rail, tiled flooring, fully tiled walls, recess ceiling down lighting and a uPVC double glazed opaque window.

Tenure/Council Tax
Leasehold. 999 years from 1 November 1969.
Term remaining 942 years.

External

Garage
Located to the rear of the development.

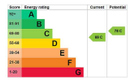
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All Measurements

All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Other important information which you will need to know about this property can be found at reedsrains.co.uk