

The Pines, Sale
Cheshire, M33 3SW



REDSTONES

The Property Experts



Apartment 23, 3 The Pines, Sale, Cheshire, M33 3SW

£170,000

BUY TO LET INVESTMENT WITH TENANT INSITU. Modern 2 bed / 2 bathroom apartment situated in highly desirable development. Within walking distance of Brooklands Metrolink. Large open plan lounge, modern fully fitted kitchen with appliances. Master double bedroom with ensuite shower room. GCH. Secure gated residence with parking.

Viewing strictly by appointment.

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GENERAL DESCRIPTION - READY MADE INVESTMENT WITH TENANT INSITU. This modern 2 bedroom / 2 bathroom well presented apartment is situated in the highly desirable 'The Pines' development. Secure gated residence with parking and within walking distance of Brooklands Metrolink. Briefly comprising: Large entrance hallway. Open plan lounge, leading through to a modern fully fitted kitchen with appliances. Master double bedroom with ensuite shower room. Large single second bedroom. GCH.

HALLWAY 18' 8" x 8' 3" (5.69m x 2.51m) max Hardwood entrance door. Wooden floor. Telephone intercom system. Storage Cupboard. Radiator. Ceiling spotlights

LOUNGE 14' 6" x 12' 5" (4.42m x 3.78m) max Large contemporary open plan lounge. Wooden floor. UPVC double glazed window. Radiator. TV point. Two ceiling light points. Opening into kitchen.

KITCHEN 9' 5" x 6' 7" (2.87m x 2.01m) Modern fitted kitchen with a range of base and eye level units. Contrasting round edged work surfaces. One and a half bowl stainless steel sink with mixer tap and drainer unit. Integrated electric oven with stainless steel four ring gas hob over. Stainless steel extractor fan. Tiled stainless steel splashback. Integrated fridge freezer. Integrated washing machine. Wall mounted boiler. Wooden floor. UPVC double glazed window to side. Ceiling light point.

BEDROOM ONE 12' 5" x 10' 7" (3.78m x 3.23m) max UPVC double glazed window. Fitted carpet. Radiator. Ceiling light point. Door leading to en-suite.

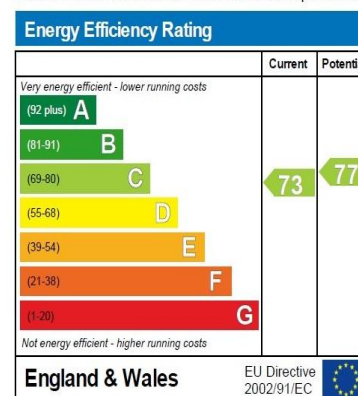
EN-SUITE 7' 10" x 4' 5" (2.39m x 1.35m) Shower with adjustable shower attachment. Low level WC. Wall mounted sink with stainless steel mixer tap. Part tiled walls. Shaver point. Radiator. Ceiling spotlights.

BEDROOM TWO 9' 5" x 8' 2" (2.87m x 2.49m) UPVC double glazed window. Fitted carpet. Radiator. Ceiling light point.

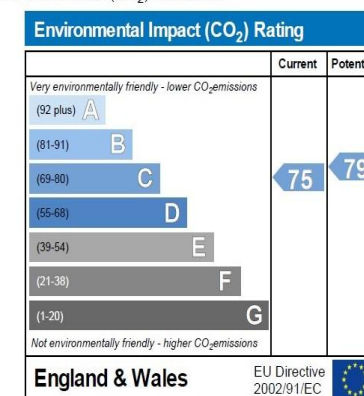
BATHROOM 6' 6" x 6' 1" (1.98m x 1.85m) Fitted with contemporary three piece suite which comprises of bath with mixer tap, wall mounted sink with mixer tap, low level WC. Part tiled walls. Extractor fan. Radiator. Ceiling light point.

OUTSIDE Secure gated entrance and parking, with allocated parking spot. Visitor parking. Well maintained gardens surrounding.

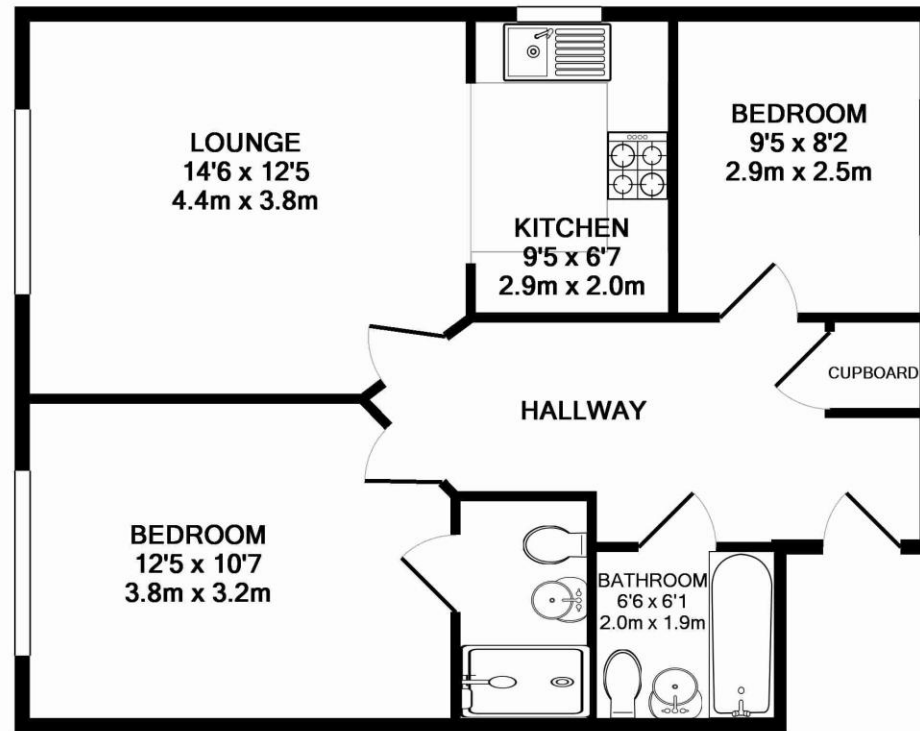
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



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 are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.8 SQ.M.)

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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