



# ASHWORTH HOLME

Sales · Lettings · Property Management



**77 ROOKFIELD AVENUE, M33 2BQ**  
**£175,000**



## DESCRIPTION

A WELL-PRESENTED ONE-BEDROOM SECOND FLOOR APARTMENT WITH A PRIVATE GARAGE, SITUATED IN A HIGHLY SOUGHT-AFTER TREE-LINED LOCATION JUST OFF BROAD ROAD, A SHORT WALK FROM SALE TOWN CENTRE AND THE METROLINK. NO ONWARD CHAIN.

Positioned within the popular Rookfield Avenue development, this apartment offers an unbeatable location just moments from Sale Town Centre and its excellent range of independent shops, bars, and restaurants, as well as superb transport links via the Metrolink.

The accommodation comprises a welcoming entrance hallway with built-in storage, a bright and spacious lounge with room for dining, a modern fitted kitchen, and a generous double bedroom with fitted wardrobes. A contemporary bathroom with a white suite completes the interior.

Externally, residents enjoy well-maintained communal gardens, convenient parking, and the added benefit of a private single garage. With its prime location and excellent transport connections, this property will appeal to a range of buyers, including investors.

NO ONWARD CHAIN. Service charge £83.33 Per Month. Ground Rent £12 Per Year. Leasehold 949 Years Remaining. Council Tax Band=B.

Please note that a recent fire safety assessment has identified works required to the whole of Rookfield Court. The vendors are prepared to pay for the contribution relating to this

## KEY FEATURES

- One-bedroom second-floor apartment
- Spacious lounge with dining area
- Double bedroom with fitted wardrobes
- Short walk to Sale Town Centre and Metrolink
- Private single garage included
- Modern fitted kitchen and bathroom
- Communal gardens and resident parking
- No onward chain

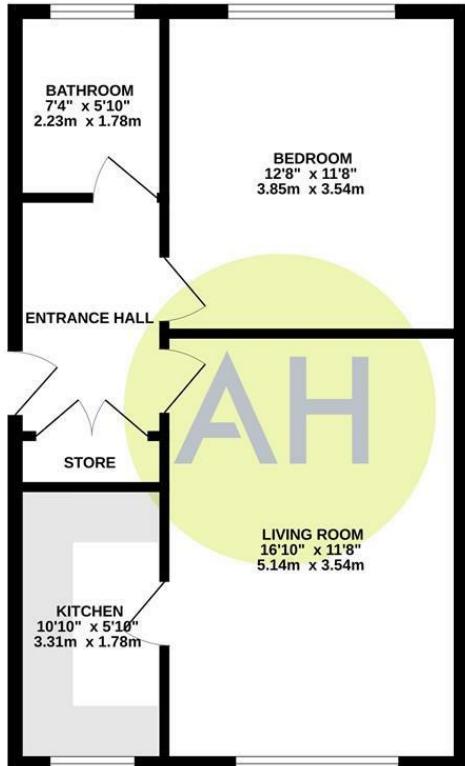




# FLOOR PLANS



GROUND FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 515 sq.ft. (47.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.