



FLAT 5 WHARF ROAD, M33 2ZJ

£183,950



DESCRIPTION

A SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT FORMING PART OF A POPULAR, MODERN DEVELOPMENT WHICH IS SITUATED JUST A SHORT STROLL AWAY FROM THE VERY HEART OF SALE TOWN CENTRE. This stylish apartment is presented to an excellent standard and benefits from a master bedroom with en-suite shower room, ample fitted storage and allocated car parking. The development itself is maintained to a very high standard and boasts a large lawn area for residents to enjoy during the summer months. Warmed by double glazing and gas central heating throughout. In brief the accommodation comprises: Entrance hallway, spacious living/dining room, kitchen with integrated appliances, master bedroom with en-suite shower room and in-built wardrobes, second double bedroom with in-built wardrobes and a main family bathroom which has been fitted with a modern white suite. Externally there is designated parking space and beautifully maintained communal grounds. LEASEHOLD. SERVICE CHARGE £76PCM. GROUND RENT £75PA. NO ONWARD CHAIN

KEY FEATURES

- Two double bedroom ground floor apartment
- Master bedroom with en-suite shower room
- Spacious living/dining room with kitchen access
- Situated close to Sale Town Centre
- Designated off road parking space
- Perfect for a first time buyer or investor
- No onward chain





'A very well presented two double bedroom ground floor apartment which forms part of a popular development close to Sale Town Centre'

DIMENSIONS

Ground Floor

Entrance Hallway

Living/Dining Room
18'0" x 12'1" (5.49 x 3.68)

Kitchen
9'2" x 8'2" (2.79 x 2.49)

Master Bedroom
10'4" x 9'5" (3.15 x 2.87)

En-Suite
8'7" x 3'10" (2.62 x 1.17)

Bedroom Two

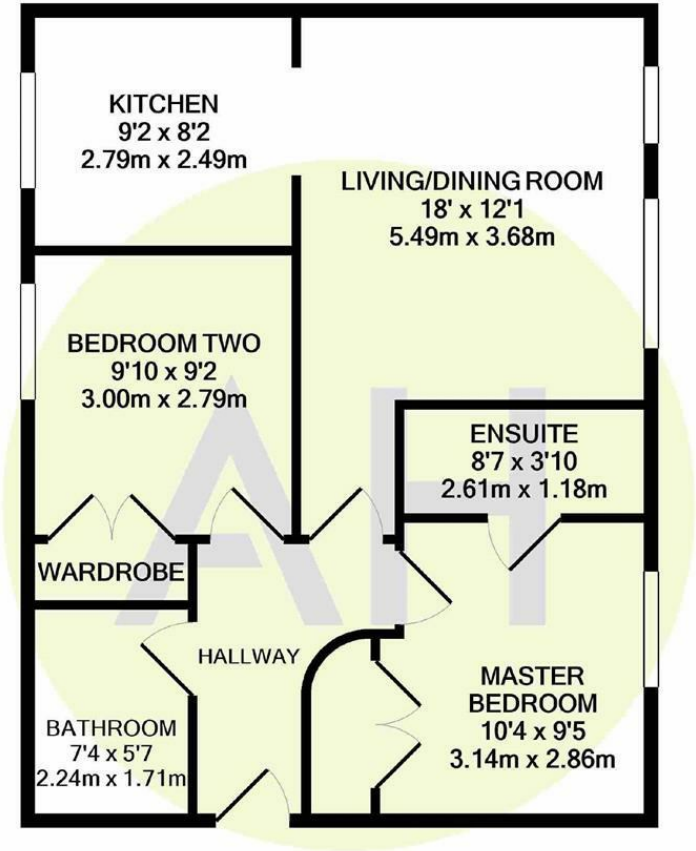
9'10" x 9'2" (3.00 x 2.79)

Bathroom
7'4" x 5'7" (2.24 x 1.70)

Externally

Designated Parking

Communal Grounds



TOTAL APPROX. FLOOR AREA 586 SQ.FT. (54.4 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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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	
72	78
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
1	1
England & Wales	
EU Directive 2002/91/EC	



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