



FLAT 4 104 HARLEY ROAD, M33 7DP

£215,000



DESCRIPTION

****NO FORWARD CHAIN**** - VIDEO TOUR AVAILABLE - A SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT SITUATED IN A HIGHLY CONVENIENT LOCATION CLOSE TO SALE TOWN CENTRE. This larger than average property forms part of a modern and well maintained development complete with a designated parking space accessed via electric gates. Benefits include a modern dining kitchen and a large Master Bedroom with En-Suite Shower room. UPVC double glazing and gas central heating throughout. In brief the accommodation comprises: Communal entrance hallway to the ground floor. To the first floor there is a private entrance hallway, spacious lounge, modern dining kitchen with integral appliances, master bedroom with En-Suite shower room, second double bedroom and a further bathroom fitted with a white three piece suite. Externally to the rear of the property is a gated car park providing designated parking for residents.

KEY FEATURES

- No forward chain
- Presented to an excellent standard
- Designated off road parking
- Close to the Metrolink Network
- Two double bedroom apartment
- Situated just a moments walk from Sale Centre
- Master bedroom with En-Suite





'A superb opportunity to acquire this spacious two double bedroom first floor apartment situated just a moments walk from the very heart of Sale Town Centre'

DIMENSIONS

Entrance Hallway

Lounge

16'4" x 13'5" (5.0 x 4.1)

Dining Kitchen

12'5" x 10'2" (3.8 x 3.1)

Master Bedroom

14'9" x 12'5" (4.5 x 3.8)

En-Suite

5'10" x 5'2" (1.8 x 1.6)

Bedroom Two

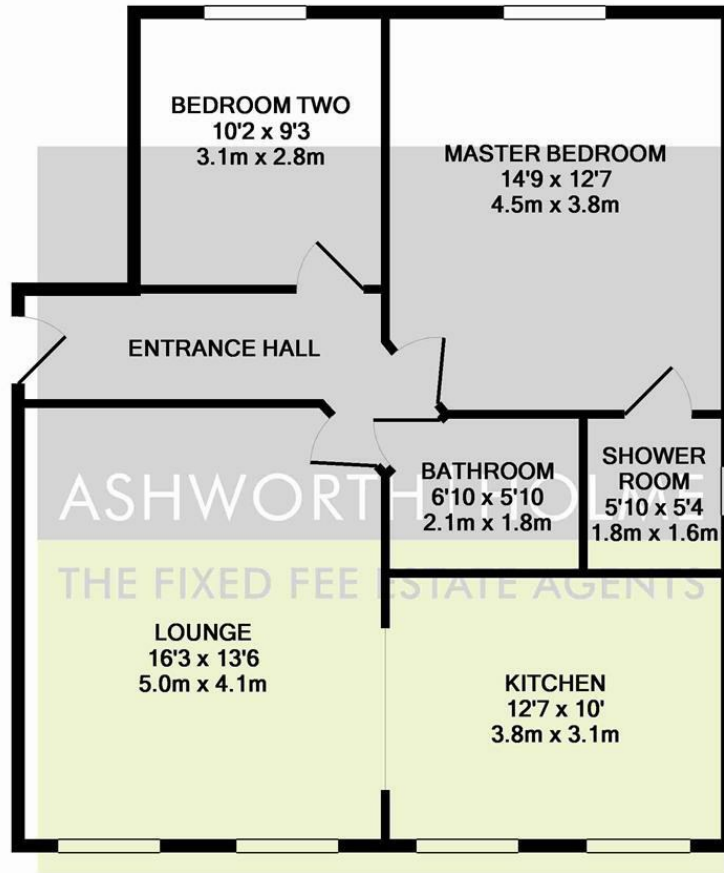
10'2" x 9'2" (3.1 x 2.8)

Main Bathroom

6'10" x 5'10" (2.1 x 1.8)

Externally

Designated Parking



TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.2 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			
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			
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.