



35 ALMA ROAD, M33 4HE
£185,000



DESCRIPTION

AN UNMISSABLE OPPORTUNITY TO PURCHASE THIS IMMACULATE TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE COMPLETE WITH OFF ROAD PARKING FOR TWO VEHICLES, SINGLE GARAGE AND NO SERVICE CHARGE PAYABLE! A rare opportunity to acquire this beautifully presented property which has many advantages over a more typical apartment such as zero service charge payable, private entrance door (no shared hallways), private front garden/off road parking, detached single garage, gas central heating and importantly a great sense of community with neighbouring properties. This particular property has recently benefited from full redecoration throughout in addition to new carpets making this an ideal purchase for those who are looking for a home or investment that can be immediately enjoyed without the hassle and cost of updating. Forming part of Alma Road a quiet Cul-De-Sac which puts the property within easy reach of Sale & Altrincham in addition to major bus routes. For those with young families the property is within the catchment area for Tyntesfield Primary School which has been described as 'outstanding' by Ofsted. Warmed by gas central heating and double glazing throughout. In brief the accommodation comprises: Entrance hallway, storage cupboard, lounge, kitchen also with useful storage cupboard, bedroom one, bedroom two and a modern bathroom. Externally to the front there is a private garden which has been paved to make way for off road parking. Situated towards the rear of the property is a single garage with up and over door.

KEY FEATURES

- Ground floor maisonette
- Off road parking for two vehicles
- Quiet Cul-De-Sac location
- Single garage
- Two double bedrooms
- Presented to an excellent standard
- No service charge payable
- Outstanding school catchments





'A rare opportunity to acquire this immaculate two double bedroom ground floor maisonette which forms part of a popular and quiet Cul-De-Sac location'

DIMENSIONS

Ground Floor

Entrance Hallway

Lounge

15'11" x 10'9" (4.87 x 3.28)

Kitchen

10'5" x 7'6" (3.20 x 2.31)

Bedroom One

11'10" x 10'9" (3.61 x 3.30)

Bedroom Two

10'9" x 6'9" (3.28 x 2.08)

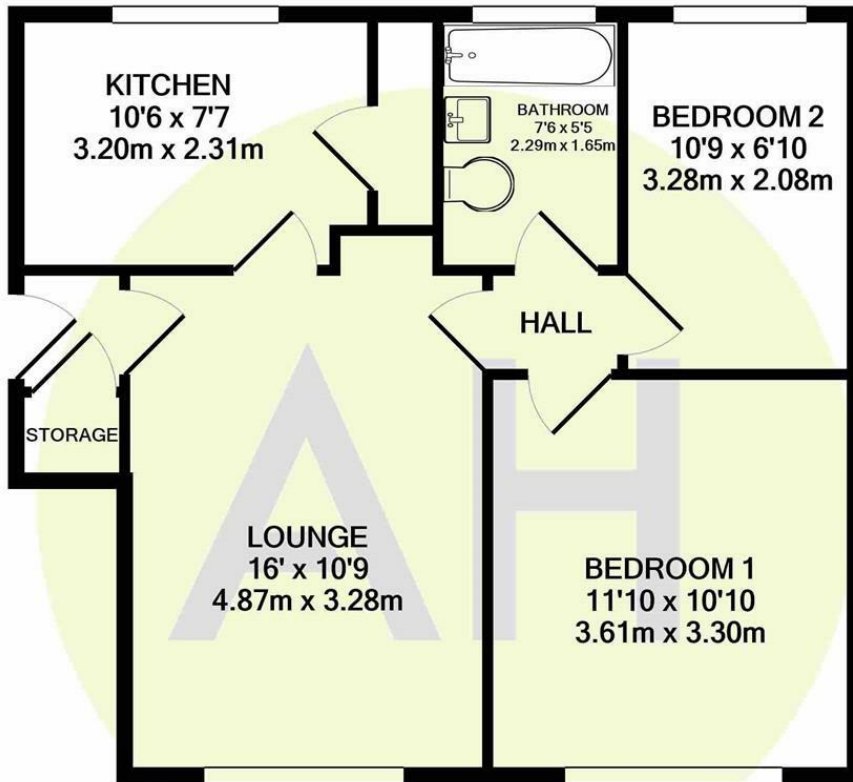
Bathroom

7'6" x 5'4" (2.29 x 1.65)

Externally

Front Garden/Off Road Parking

Single Garage



TOTAL APPROX. FLOOR AREA 532 SQ.FT. (49.5 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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