



Flat 2 Ashton Lane, Ashton House, Sale, Cheshire, M33 6WT

Immaculately presented two bedroom first floor apartment with parking!

Comprising of two bedrooms, shower room and large open plan living/dining kitchen with built in appliances including washer/dryer, dishwasher, oven and hob, fridge and freezer. The property is located in the centre of Sale just a short walk from local amenities such as the Metrolink, local shops, a gym and Sale Town Centre. The property benefits from electric heating, parking for one car and double glazing. OFFERED FOR SALE WITH NO CHAIN! CALL NOW TO VIEW!

£165,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Hall

With space for coat/shoe storage. Carpeted flooring, ceiling lighting and loft hatch with pull down ladder. The water tank is in the loft and is partially boarded for storage.

Kitchen/Dining/Lounge 4.42 x 6 (14'6" x 19'8")

Fantastic open plan living space. White gloss handleless kitchen units with integrated; electric oven, electric hob, extractor hood, fridge/freezer, washer/dryer and dishwasher. Space for dining table and lounge area with carpeted flooring, two UPVC windows, recessed ceiling spotlighting, radiator.

Master Bedroom 3.38 x 3.24 (11'1" x 10'8")

Double bedroom with carpeted flooring, radiator, UPVC window and recessed ceiling spotlighting.

Bedroom Two 2.7 x 1.83 (8'10" x 6'0")

Second bedroom with carpeted flooring, recessed ceiling spotlighting, radiator and UPVC window.

Bathroom 1.45 x 2.25 (4'9" x 7'5")

Modern three piece suite comprising; low level WC, pedestal wash hand basin, curved shower cubicle with thermostatic mains shower with rainfall head and shower hose. Fully tiled walls and flooring, chrome towel radiator and recessed ceiling

light point.

Externally

One allocated parking space.

Lease

999 year lease from 2016
Management Fees TBC

SERVICES

It is understood that the services are connected to the property. There are power points located through the property and a telephone line is connected subject to the usual transfer regulations. These points should, however, be verified with Solicitors.

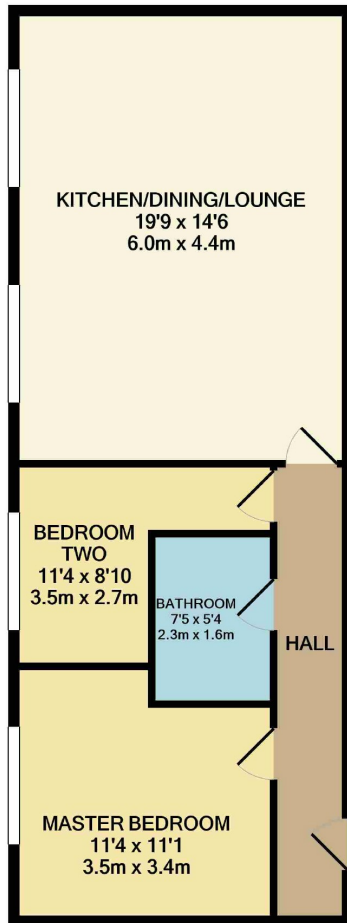
FIXTURES AND FITTINGS

Only those items expressly mentioned within the confines of these particulars are included in the sale.

COUNCIL TAX

Please contact Council Tax Department to ascertain the banding and amount payable for the current year.





TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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 MANCHESTER Tel: 0161 833 9499 NORTHERN QUARTER Tel: 0161 833 9499 SALE Tel: 0161 962 2828 SALFORD Tel: 0161 833 9499 WILMSLOW Tel: 01625 532 000 WHITHINGTON Tel: 0161 438 2414

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