



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**APT 6 101 FIRSWAY, M33 4SU**  
**£140,000**



## DESCRIPTION

REPRESENTING OUTSTANDING VALUE IN TODAY'S MARKET ASHWORTH HOLME ARE PLEASED TO PRESENT THIS BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT COMPLETE WITH AN OPEN PLAN LIVING/DINING KITCHEN AND GATED OFF ROAD PARKING.

This fantastic property would make an ideal purchase for any first time buyer looking to get a foot onto the housing ladder at a reasonable price point. We also feel this would make a great "Buy To Let" investment with £925/950 PCM being realistically achievable.

The property benefits from a welcoming entrance hallway with storage cupboard, spacious open plan living/dining kitchen, gated off road parking and is situated in a popular location close to major bus routes and just a distance from Sale Town Centre.

In brief the accommodation comprises: Entrance hallway with storage cupboard, large master bedroom, second double bedroom, bathroom which has been fitted with a white suite and an open plan living/dining kitchen.

Warmed by electric storage heaters and double glazing throughout.

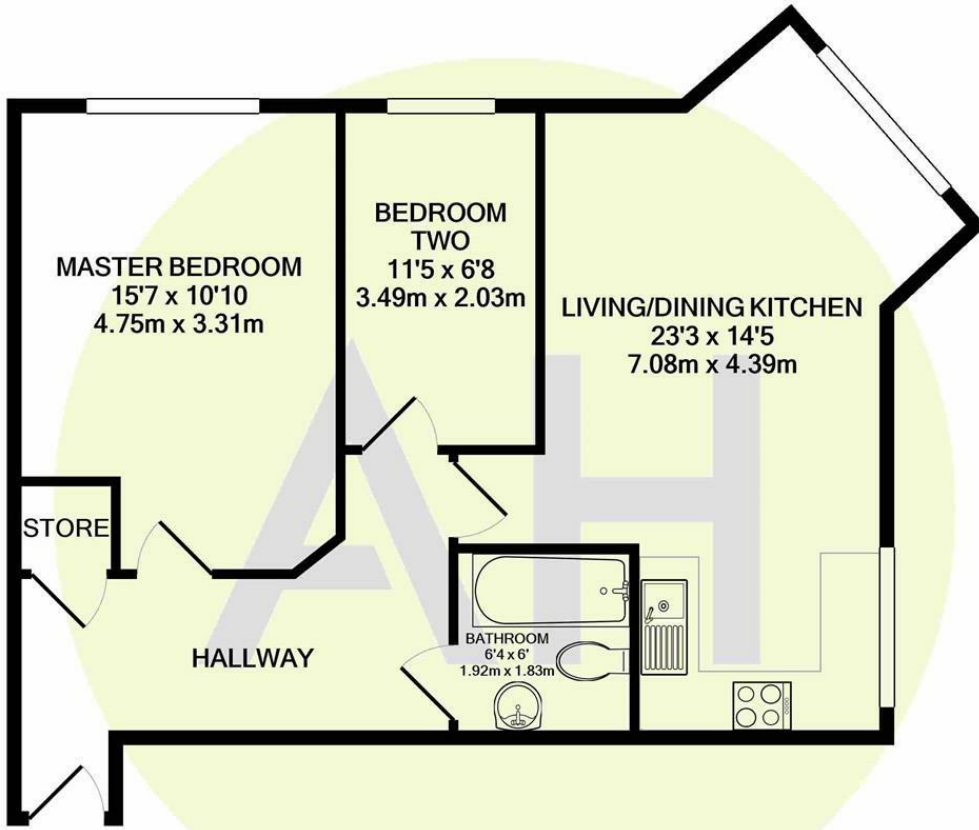
Service charge £90PCM. Ground Rent £50PA. Leasehold 999 years from 1st Jan 2002. NO ONWARD CHAIN. Trafford Council Tax Band = B.

## KEY FEATURES

- Two double bed ground floor apartment
- Gated off road parking
- Service charge of £90 PCM
- Welcoming entrance hallway with storage
- Open plan living/dining kitchen
- Spacious master bedroom
- Long lease with 977 years remaining
- No onward chain







TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 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  
 Made with Metropix ©2022

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	



# ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
 WWW.ASHWORTHHOLME.CO.UK

