



ASHWORTH HOLME
Sales · Lettings · Property Management



APARTMENT 4 74A BROAD ROAD, M33 2ER
£1,250



DESCRIPTION

AT OVER 1129-SQFT INTERNAL VIEWING IS ESSENTIAL IN ORDER TO APPRECIATE THIS INCREDIBLY SPACIOUS THREE BEDROOM DUPLEX APARTMENT THAT FORMS PART OF A HIGHLY SOUGHT AFTER DEVELOPMENT AND COMES COMPLETE WITH A SINGLE GARAGE.

The apartment is currently set up as a three bed but the versatile and spacious layout means the rooms easily be repurposed and used for an additional reception area or designated home office. The layout over two floors gives the property a homely feel with the main living area being on a different level to the dining kitchen and master bedroom further adding to the appeal.

Benefits include THREE DOUBLE BEDROOMS, gas central heating, large hallway storage cupboard, lift access to all floors of the building, intercom system, well maintained communal areas and a larger than average single garage providing storage and off road parking.

Forming part of a simply superb location on Broad Road the property overlooks local playing fields and is within easy walking distance of Sale Town Centre. Additionally Worthington Park is situated just a stones throw from the development and the M60 motorway network is within a moments drive.

UNFURNISHED.

£100 holding fee is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme.

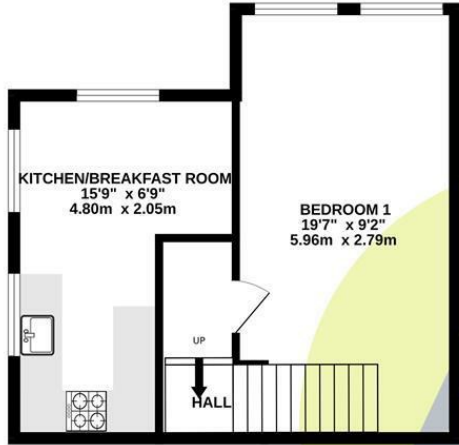
KEY FEATURES

- Three double bedroom duplex
- Let with single garage
- Spacious living/dining room
- Gas central heating
- Highly sought after development
- Easy walking distance of Sale centre
- Lift access to all floors
- Unfurnished

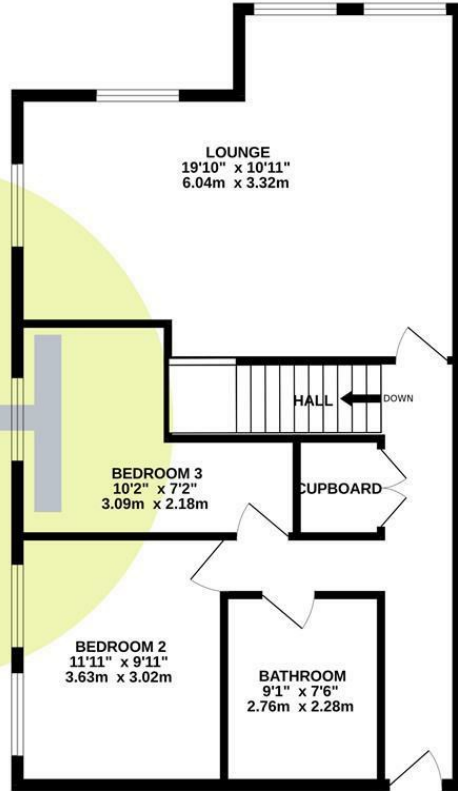




1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	
		81	83

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	



ASHWORTH HOLME

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

