



95 GRATRIX LANE, M33 2QD
£235,000



DESCRIPTION

IMMACULATE 824-SQFT GROUND FLOOR APARTMENT WITH IT'S OWN PRIVATE ENTRANCE, TWO PARKING SPACES AND A SHARED REAR GARDEN!

Viewings are highly recommended in order to appreciate all this stunning TWO DOUBLE bedroom ground floor apartment has to offer with benefits including a beautiful open plan living/dining kitchen with integrated appliances, master bedroom with garden access and luxurious en-suite shower room, a shared rear garden and a two designated parking spaces.

The property forms part of a superb location within a moments walk of both Sale Moor Village and some of the fantastic local schools Sale is renowned for including Worthington Primary and Holy Family Catholic Primary School. Excellent transport links are also nearby including the Metrolink and M60 Motorway network both being within easy reach.

This property is double glazed throughout and benefits from a modern electric heating system which ultimately contributes towards an incredibly efficient EPC RATING OF B.

Leasehold with 243 years remaining. Ground rent £350 per year. Service charge £90 per month.

KEY FEATURES

- Two double bedroom ground floor apartment
- Master bedroom with ensuite
- Shared rear garden
- Extremely energy efficient
- Presented to the highest of standards
- Two off road parking spaces
- Highly convenient location
- Open plan living/dining kitchen







Floor Plan

Floor area 76.6 sq.m. (824 sq.ft.) approx

Total floor area 76.6 sq.m. (824 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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	



ASHWORTH HOLME

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

