



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



**12 ABBOTS COURT, M33 2DB**  
**£195,000**



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## DESCRIPTION

AN INCREDIBLY WELL PRESENTED TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT WHICH FORMS PART OF THE EVER POPULAR ABBOTTS COURT DEVELOPMENT SITUATED IN A SUPERB LOCATION CLOSE TO SALE TOWN CENTRE AND DANE ROAD METROLINK.

This fantastic property is perfectly suited to a variety of purchasers including first time buyers, investors and those who are downsizing. The current Vendors have updated the accommodation throughout and the property is now ready to be enjoyed without the cost and inconvenience of renovation works.

Warmed by GAS CENTRAL HEATING from a modern combination boiler and double glazing throughout.

Forming part of Abbots Court a sought after development that forms part of a prestigious location just off Priory Road which puts the property within easy walking distance of Sale Town Centre and its many amenities including independent shops, bars and restaurants in addition to larger stores such as Sainsbury's and Tesco.

In brief the accommodation comprises: Entrance hallway with a useful storage cupboard, a modern and recently fitted kitchen with integrated appliances, modern bathroom, spacious lounge and two double bedrooms. Externally there is ample parking available on a first come first serve basis. There are also beautifully maintained communal grounds perfect relaxing during the summer months.

## KEY FEATURES

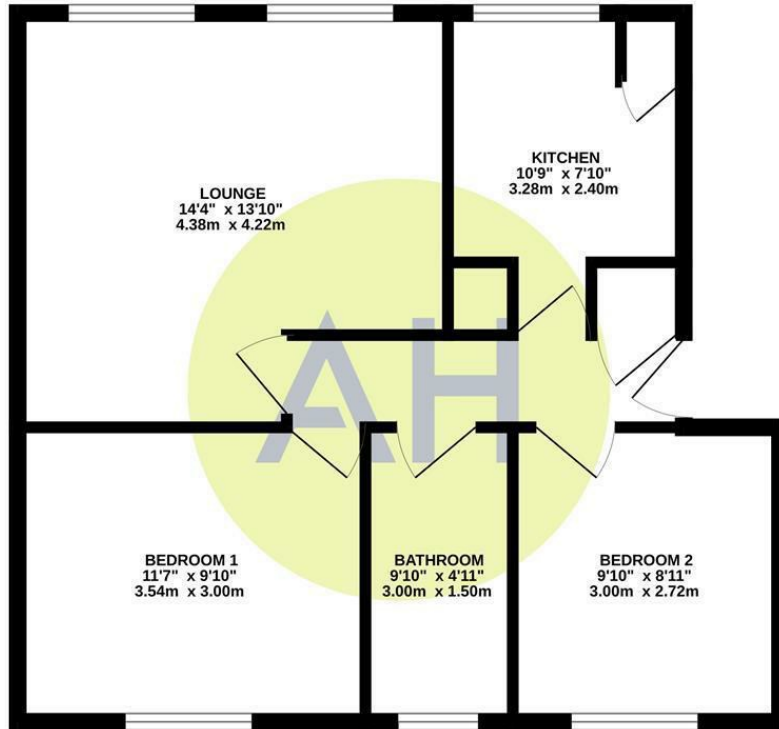
- Two double bedroom second floor apartment
- Close to Sale Town Centre and Metrolink
- Beautifully maintained communal grounds
- Gas central heating & double glazing
- Forming part of a sought after development
- Recently updated throughout
- Ample off road parking
- Useful storage throughout







GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 559 sq.ft. (51.9 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 operation or efficiency can be given.  
Made with Metrepro 4/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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