



ASHWORTH HOLME
Sales · Lettings · Property Management



APT 12A ASHTON LANE (21-25), M33 6PS
£199,950



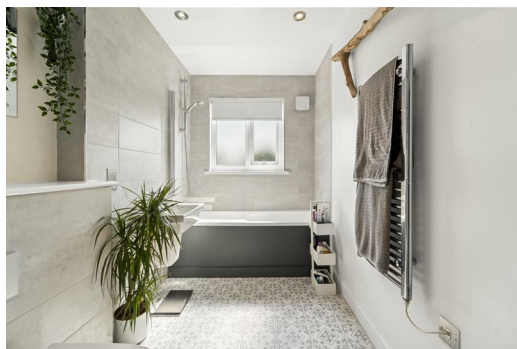
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DESCRIPTION

**** Cash purchase only ****

A SPACIOUS TWO-BEDROOM PENTHOUSE APARTMENT WITH PANORAMIC VIEWS AND DESIGNATED PARKING, LOCATED IN THE HEART OF SALE TOWN CENTRE

Positioned on the top floor of Trident House on Ashton Lane, this well-presented penthouse apartment enjoys an enviable location just a stone's throw from the many amenities of Sale Town Centre. Residents are within easy reach of the newly transformed Stanley Square, home to a fantastic selection of independent shops, lively bars, and popular restaurants. It's also home to The Light cinema — a charming venue with a nostalgic, old-school vibe that's become a local favourite.

The Metrolink station is just a short stroll away, offering convenient access to Manchester city centre and beyond — ideal for commuters and those looking to make the most of the wider area.

The apartment itself offers bright and generous accommodation throughout. In brief, it comprises: entrance hallway, a spacious open-plan living/dining kitchen, a large master bedroom with walk-in wardrobe and full-height windows that flood the space with natural light, a second double bedroom, and a well-appointed bathroom.

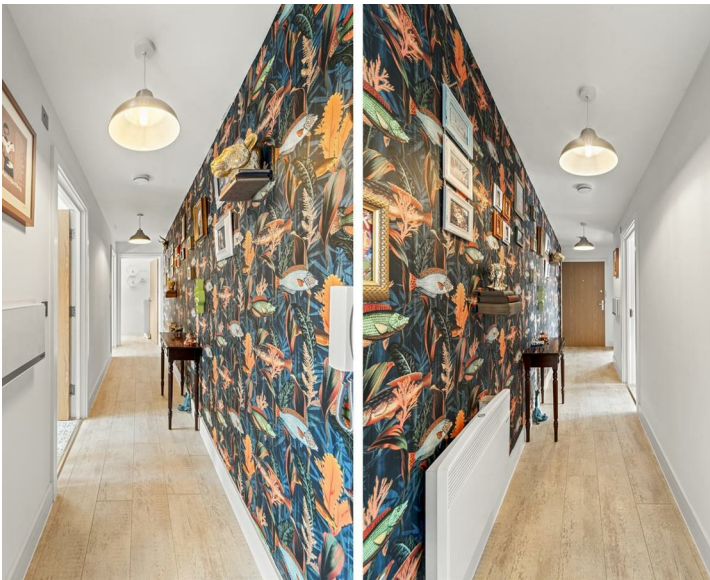
Additional benefits include panoramic views and a designated parking space — a valuable asset in such a central location.

A brilliant opportunity for professionals, investors, or first-time buyers seeking stylish and well-located living in the heart of South Manchester.

KEY FEATURES

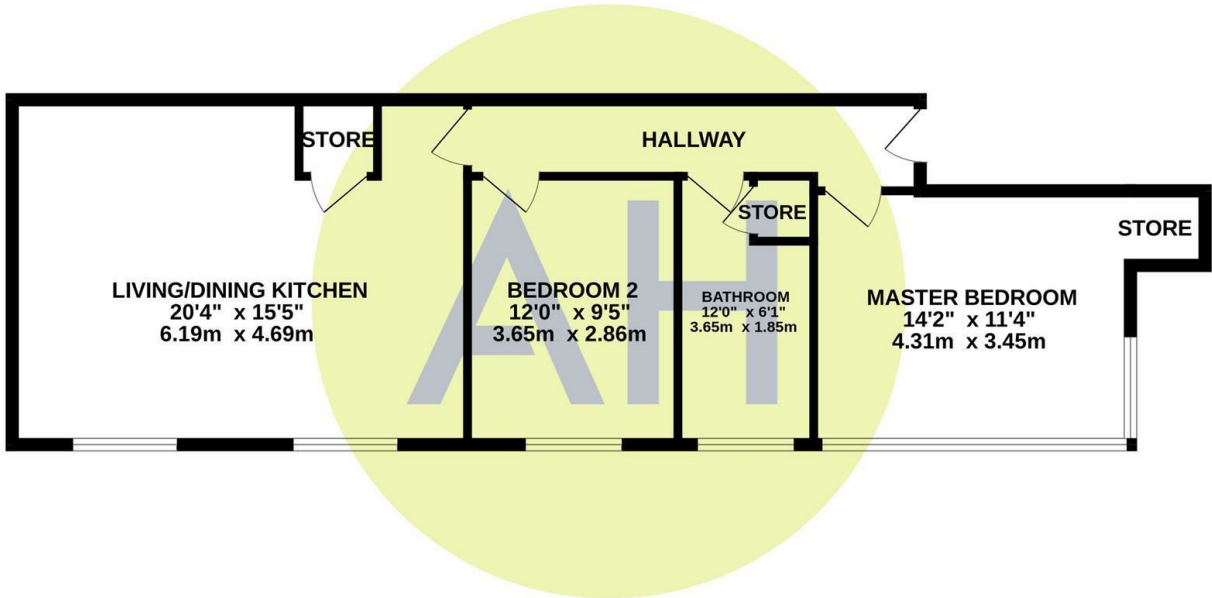
- Penthouse apartment in central Sale
- Short walk to Sale Metrolink station
- Master bedroom with wrap around windows
- Designated parking space
- Top floor with panoramic views
- Impressive open plan living/dining kitchen
- Two spacious double bedrooms
- Leasehold/Council Tax Band C







GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.9 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.
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ASHWORTH HOLME

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(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	