



ASHWORTH HOLME
Sales · Lettings · Property Management



36 HOPE ROAD, M33 3AB
£250,000



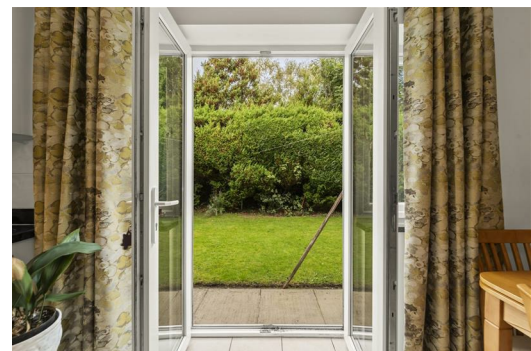
2



1



1



0161 973 6680 | WWW.ASHWORTHHOLME.CO.UK | INFO@ASHWORTHHOLME.CO.UK

DESCRIPTION

A RARE AND UNIQUE OPPORTUNITY TO ACQUIRE THIS BEAUTIFULLY PRESENTED TWO-BEDROOM GROUND FLOOR MAISONETTE, IDEALLY POSITIONED JUST MOMENTS FROM THE VERY HEART OF SALE TOWN CENTRE.

This stylish, turn-key home enjoys a direct communal garden entrance and offers a superb open-plan living, dining, and kitchen area with access to the gardens. Further features include gas central heating, double glazing throughout, and attractive plantation shutters to the windows. Externally, there is off-road parking and a single garage.

The location couldn't be better—less than five minutes' walk to Sale Town Centre, where you'll find an excellent mix of local and national amenities. The newly redeveloped Stanley Square provides a vibrant selection of independent shops, bars, and restaurants, complemented by larger household names such as Marks & Spencer and Sainsbury's. Everything you need is right on your doorstep.

Sold with no onward chain.

Leasehold - 942 years remaining. Ground rent is £10 Per Year.

No service charge payable.

KEY FEATURES

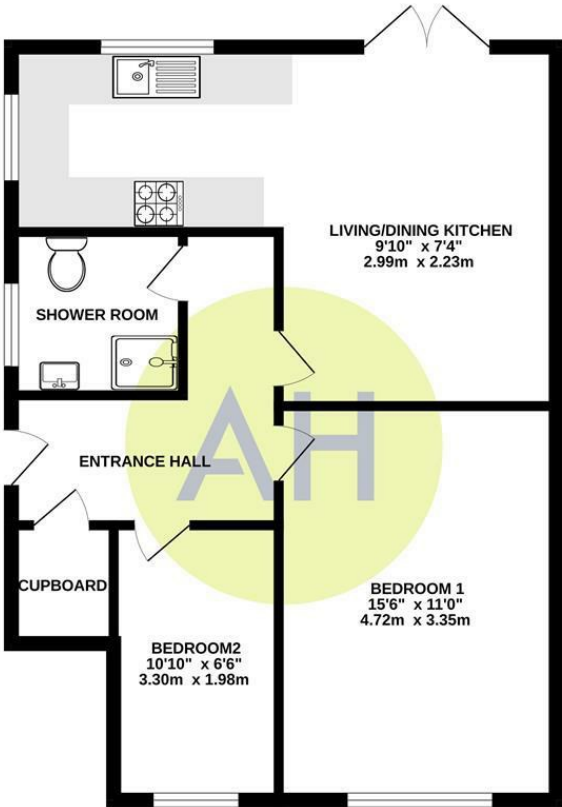
- Ground floor maisonette
- Open-plan living/dining kitchen
- Plantation shutters throughout
- Prime central Sale location
- Direct communal garden entrance
- Gas central heating & double glazing
- Off-road parking & single garage
- No onward chain - 942-year lease







GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 611 sq.ft. (56.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Mergear (2020)

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



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.