



ASHWORTH HOLME
Sales · Lettings · Property Management



8 HARBORO COURT HARBORO ROAD, M33 5AB

£159,950



1



1



1



DESCRIPTION

1-Bedroom Ground Floor Flat – Excellent Location, In Need of Modernisation

Set within a quiet and attractive tree-lined location, this one-bedroom ground floor flat offers great potential for renovation. The accommodation comprises an entrance hallway, spacious lounge with large windows, kitchen, bathroom, and useful storage space.

The property benefits from double glazing and electric heating, providing a solid foundation for improvement and personalisation.

Externally, there is residents' parking.

Ideally situated within easy walking distance of Brooklands Metrolink and just a short drive from the M60 motorway network, the property offers both convenience and a peaceful setting.

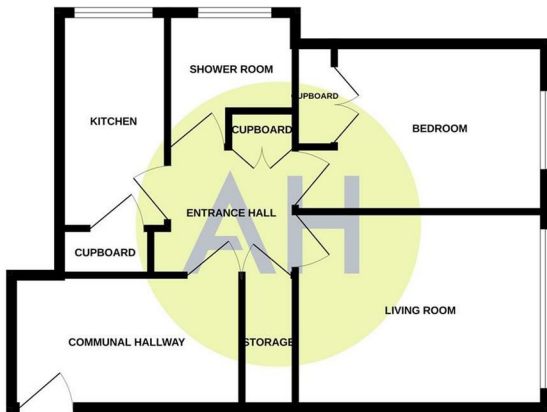
An excellent opportunity for first-time buyers, investors, or downsizers seeking a project in a desirable area.

Service Charge £80 PCM with Ground Rent included. Leasehold approx 958 years remaining.
EPC Rating E. Council Tax Band B

KEY FEATURES

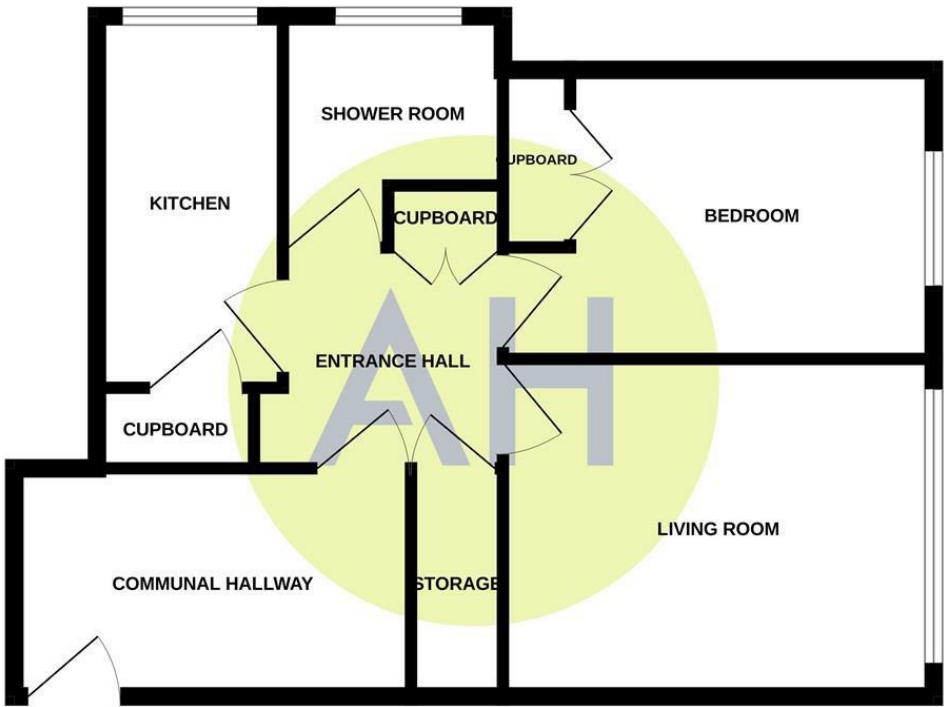
- One-bedroom ground floor flat
- Entrance hallway with useful storage
- Residents' parking to the rear
- Leasehold
- Spacious lounge with large windows
- In need of modernisation throughout
- Quiet, tree-lined location close to Brooklands Metrolink and M60 motorway
- No Chain







GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq.ft. (53.0 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 C2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(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.