



ASHWORTH HOLME
Sales · Lettings · Property Management



3 LOCKETT GARDENS, M3 6BJ
£175,000



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DESCRIPTION

A CONVENIENTLY LOCATED TWO BEDROOM GROUND FLOOR APARTMENT WITHIN EASY WALKING DISTANCE OF MANCHESTER CITY CENTRE THAT IS COMPLETE WITH BALCONY AND ALLOCATED OFF ROAD PARKING WITHIN A SECURE CAR PARK ACCESSED VIA ELECTRIC GATES.

This low rise development is situated on the fringes of Manchester city centre and a short distance from a selection of shops, cafes and restaurants along Chapel Street. It's approximately 10 minutes walk from Salford University and is close to a number of transport links including Salford Crescent train station.

The development is gated and very well maintained with communal gardens laid to lawn and mature trees throughout.

In brief the accommodation comprises: entrance hallway with storage cupboard, modern and spacious kitchen, bedroom one, bedroom two, bathroom and a lounge which provides access to the balcony which faces the front aspect. Externally there are communal ground and a designated parking space. Visitors parking also available.

NO ONWARD CHAIN

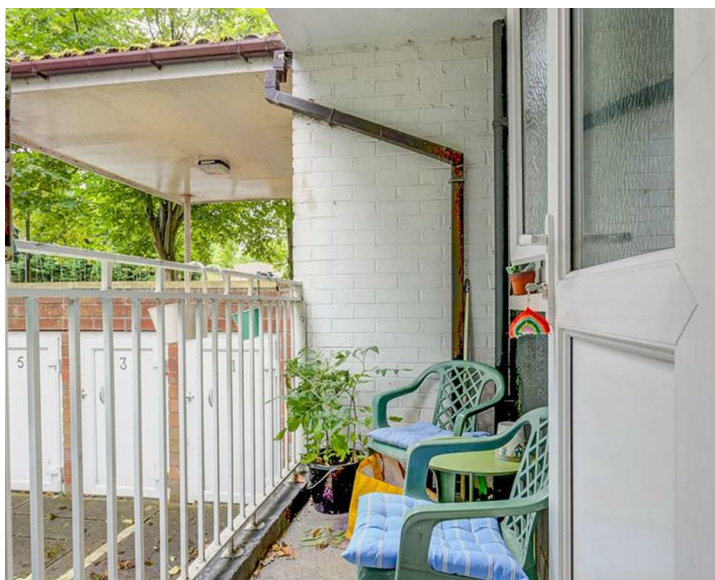
EPC=D

Salford City Council Tax Band=A

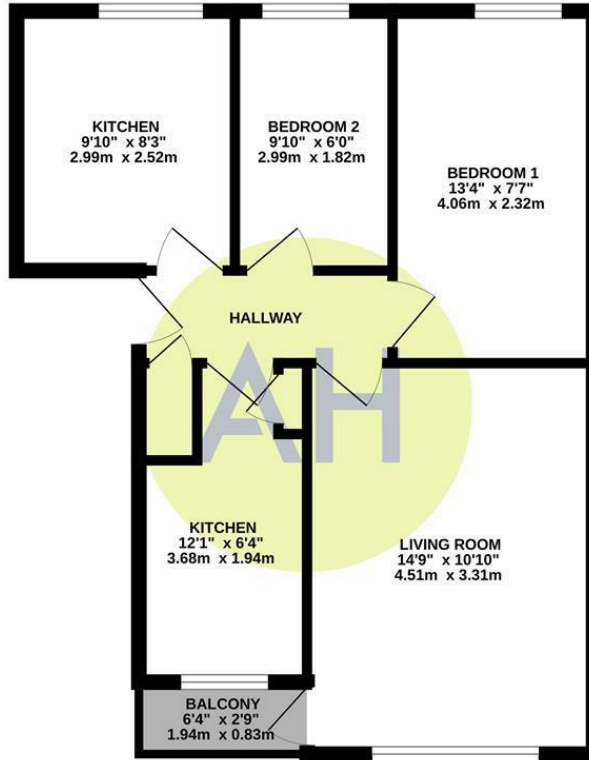
KEY FEATURES

- Two bedroom ground floor apartment
- Secured gated car park
- Balcony to the front aspect
- Service charge £162 PCM
- Designated parking space
- Walking distance of the city centre
- No onward chain
- Leasehold 89 years remaining





GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 512 sq.ft. (47.6 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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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	



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