



ASHWORTH HOLME
Sales · Lettings · Property Management



FLAT 11 9 CHARLTON DRIVE, M33 2YE
£199,950



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DESCRIPTION

A BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE OFF ROAD PARKING, PERFECTLY POSITIONED ADJACENT TO WORTHINGTON PARK AND JUST A SHORT WALK FROM SALE TOWN CENTRE AND THE METROLINK.

This superb apartment forms part of the highly regarded Southgate Court development and enjoys an enviable location overlooking Worthington Park, whilst being within easy walking distance of the many shops, cafés, bars and restaurants of Sale Town Centre, including the vibrant Stanley Square.

Beautifully presented throughout, the property has been recently redecorated and benefits from a spacious lounge/dining room, a modern fitted kitchen, a useful hallway storage cupboard, a video intercom entry system and well-maintained communal areas.

The accommodation briefly comprises: Entrance hallway with useful storage cupboard, spacious lounge/dining room, fitted kitchen, generous principal bedroom with fitted wardrobes, second well proportioned bedroom and a shower room. Externally, the property benefits from off road parking together with beautifully maintained communal gardens.

NO ONWARD CHAIN. Service charge £1440 Per Year. No Ground Rent Payable.

KEY FEATURES

- Beautifully Presented Ground Floor Apartment
- Adjacent To Worthington Park
- Spacious Lounge/Dining Room
- Ample Off Road Parking
- Two Well Proportioned Bedrooms
- Walking Distance To Sale Centre & Metrolink
- Video intercom system
- Beautifully Maintained Communal Gardens

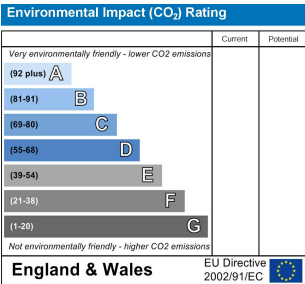
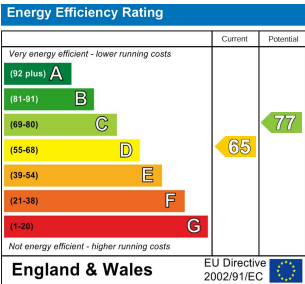






TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK



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