



ASHWORTH HOLME

Sales · Lettings · Property Management



APARTMENT 86 BRIDgewater STREET, M33 7HB £259,950

2 2 1



DESCRIPTION

Spacious Top Floor Apartment with Canal Views, Balcony & Secure Parking – No Onward Chain

Occupying a prime top-floor position, this beautifully presented and incredibly spacious apartment offers far-reaching views over the Bridgewater Canal and Sale Town Centre. With a private balcony, designated parking within a secure gated car park, and stylish modern interiors, this property is ideal for professionals, downsizers, or investors alike.

The well-planned accommodation includes a generous open-plan lounge/diner with balcony access, a separate kitchen with pantry cupboard, two double bedrooms, including a master with en-suite shower room, and a modern main bathroom. A large entrance hallway adds to the sense of space, while the property benefits from a long lease and no onward chain.

NO ONWARD CHAIN. SERVICE CHARGE £157.27 PER MONTH. LEASEHOLD 977 YEARS REMAINING.

KEY FEATURES

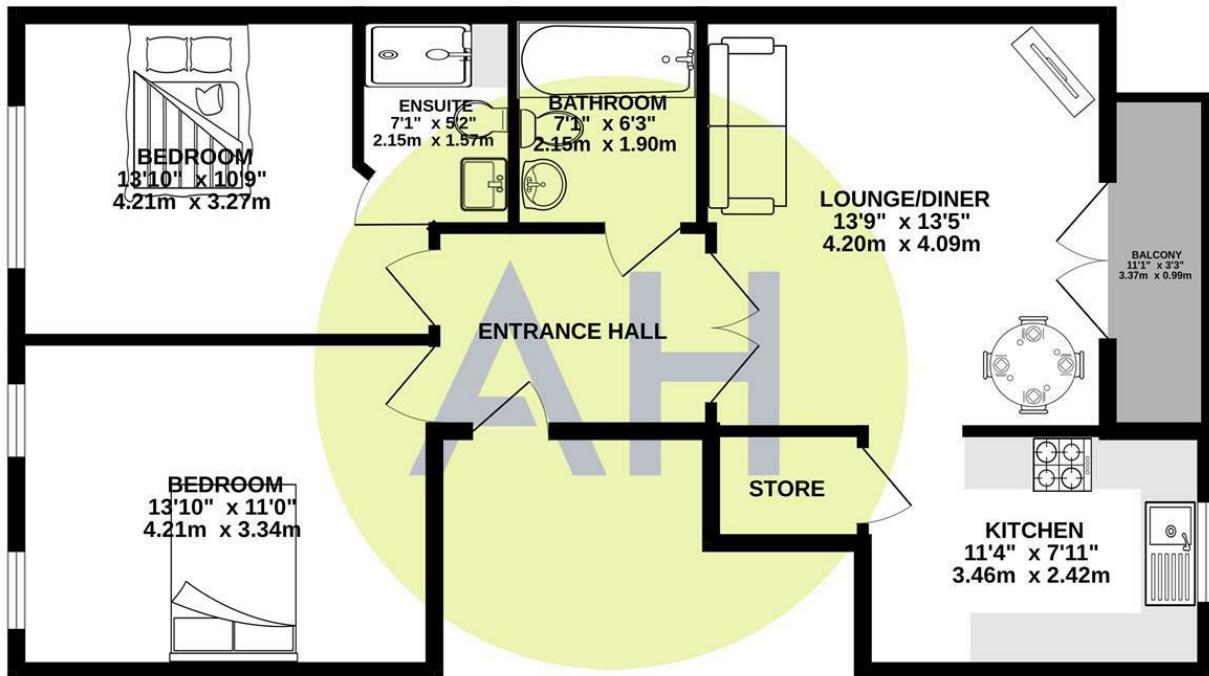
- Top-floor apartment with far-reaching views over the Bridgewater Canal
- Two double bedrooms, including a master with modern en-suite
- EPC Rating C
- Leasehold with 977 years remaining; £152/month service charge
- Private balcony with access from the spacious lounge/diner
- Secure gated parking with designated space
- Council Tax Band D
- No onward chain





GROUND FLOOR

716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 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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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.