



ASHWORTH HOLME
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**APARTMENT 22, 2, WORTHINGTON APARTMENTS CROSSFORD COURT,
DANE ROAD, M33 7GR
£230.000**



DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM APARTMENT FORMING PART OF A MODERN RESIDENTIAL DEVELOPMENT COMPLETE WITH A DESIGNATED PARKING SPACE AND IDEALLY POSITIONED WITHIN WALKING DISTANCE OF SALE TOWN CENTRE AND DANE ROAD METROLINK. OFFERED FOR SALE WITH NO ONWARD CHAIN.

This attractive apartment is certain to appeal to a range of buyers, offering spacious and well-proportioned accommodation throughout within a highly convenient residential location. The property also benefits from the remainder of its NHBC warranty together with the added advantage of no ongoing ground rent liability.

The location is undoubtedly one of the property's standout features, positioned just a short walk from Dane Road Metrolink providing easy access into Manchester City Centre and surrounding areas. Sale Town Centre is also within comfortable walking distance and offers an excellent range of shops, restaurants, bars and everyday amenities, while Junction 7 of the M60 motorway network is just a short drive away, making this an ideal base for commuters.

In brief the accommodation comprises: Secure communal entrance leading to a private entrance hallway. There is a bright and spacious open plan living/dining kitchen providing ample space for both seating and dining. The modern fitted kitchen is appointed with a range of wall and base units together with integrated appliances and a stylish breakfast bar peninsula, creating an ideal space for both everyday living and entertaining. There are two generous double bedrooms, both enjoying attractive views towards Crossford Park, complemented by a contemporary three-piece bathroom. Externally, the development benefits from secure communal access, well maintained surroundings, a designated parking space and a useful communal bike store for residents.

KEY FEATURES

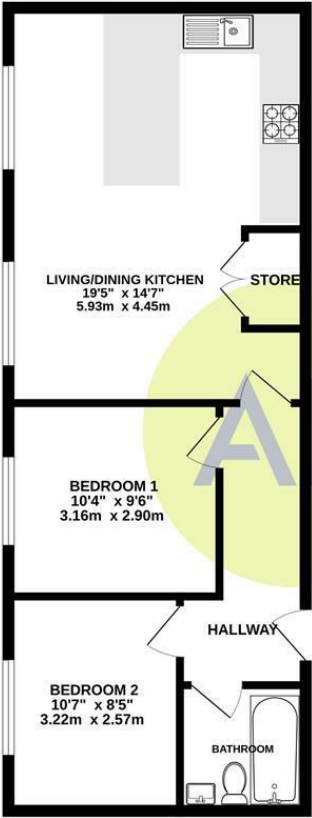
- Two Double Bedroom Apartment
- Close to Sale Town Centre & Metrolink
- Designated Parking Space
- Well presented communal areas
- Service charge £102 Per Month
- Beautifully Presented Throughout
- Open Plan Living Kitchen with peninsula
- ZERO ground rent payable
- NHBC Warranty for peace of mind
- No onward chain





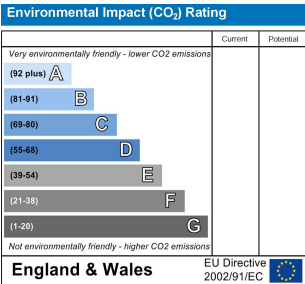
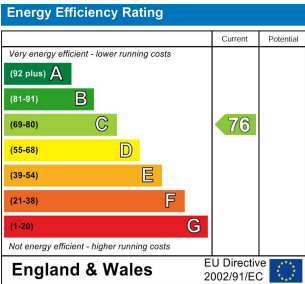


GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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ASHWORTH HOLME

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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.