



ASHWORTH HOLME
Sales · Lettings · Property Management



FLAT 5, OAKFIELD MEWS OAKFIELD, M33 6NB
£225,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT FORMING PART OF THE HIGHLY SOUGHT AFTER OAKFIELD MEWS DEVELOPMENT, LOCATED ON A PRESTIGIOUS TREE LINED ROAD JUST STEPS FROM SALE TOWN CENTRE.

This attractive apartment offers well balanced accommodation throughout and forms part of a smart and well maintained development that has long been regarded as one of Sale's most popular apartment locations. The property benefits from a large lounge/dining room, double glazing throughout and a modern electric heating system. A particularly rare advantage for apartments in Sale is the inclusion of a private garage, alongside ample parking available for both residents and visitors.

Oakfield Mews enjoys a superb position just moments from Sale Town Centre and the recently regenerated Stanley Square, which offers a great selection of independent shops, cafés, bars and restaurants. Larger retailers including Sainsbury's and Marks & Spencer Food are also close by.

For those with children, the property is within a short walk of Springfield Primary School, rated Outstanding by Ofsted, while the Metrolink and excellent transport links are also easily accessible.

In brief the accommodation comprises: welcoming entrance hallway, spacious lounge/dining room, fitted kitchen, two well proportioned bedrooms and a bathroom fitted with a white suite. Externally the development sits within mature communal grounds with residents and visitor parking, together with the added benefit of a private garage. NO ONWARD CHAIN.

KEY FEATURES

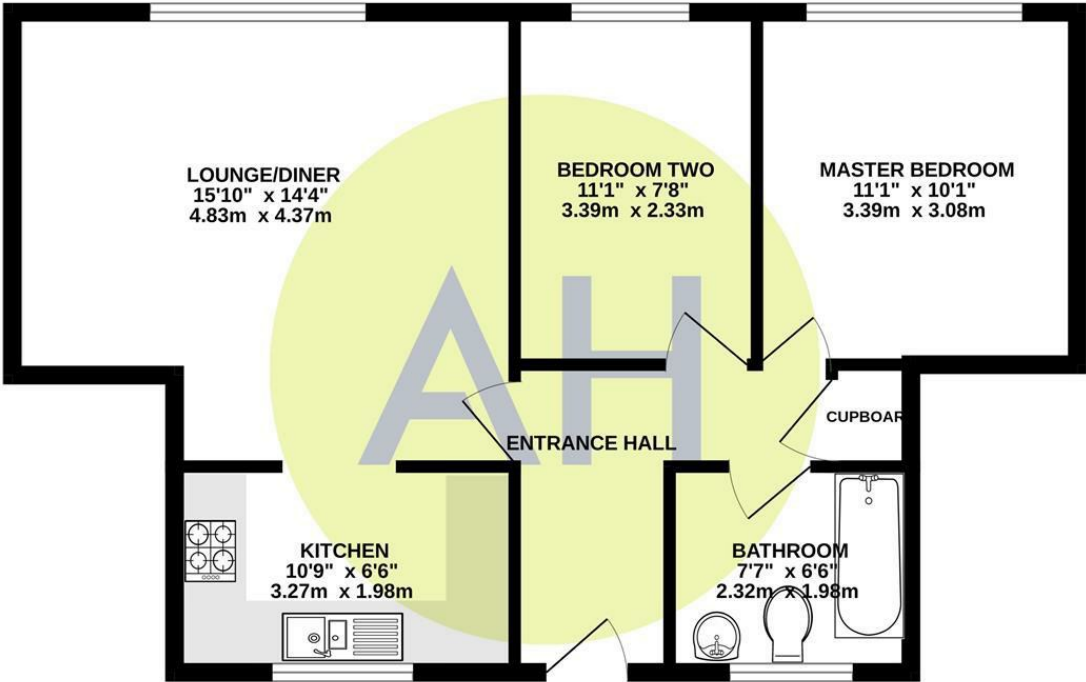
- Beautifully Presented First Floor Apartment
- Highly Regarded Oakfield Mews Development
- Steps From Sale Town Centre & Stanley Square
- Garage & Residents / Visitor Parking
- Leasehold 190 years remaining
- Two excellent bedrooms
- Prestigious Tree Lined Setting
- Large Lounge / Dining Room
- Double Glazing & Modern Electric Heating
- SC-£140PCM. GR-£100PA. NO CHAIN.







GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 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.