



ASHWORTH HOLME
Sales · Lettings · Property Management



4 PRIORY CLOSE, M33 2AD
£280,000



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DESCRIPTION

A UNIQUE FIRST FLOOR MAISONETTE WITH ITS OWN PRIVATE ENTRANCE, MATURE PRIVATE GARDENS AND DRIVEWAY PARKING FOR THREE VEHICLES.

A rare opportunity to acquire this beautifully presented first floor maisonette, forming part of a highly sought after cul-de-sac location just off Priory Road. The property enjoys an excellent setting within easy walking distance of Sale Town Centre and Dane Road Metrolink, while Junction 6 of the M60 is also just a short drive away.

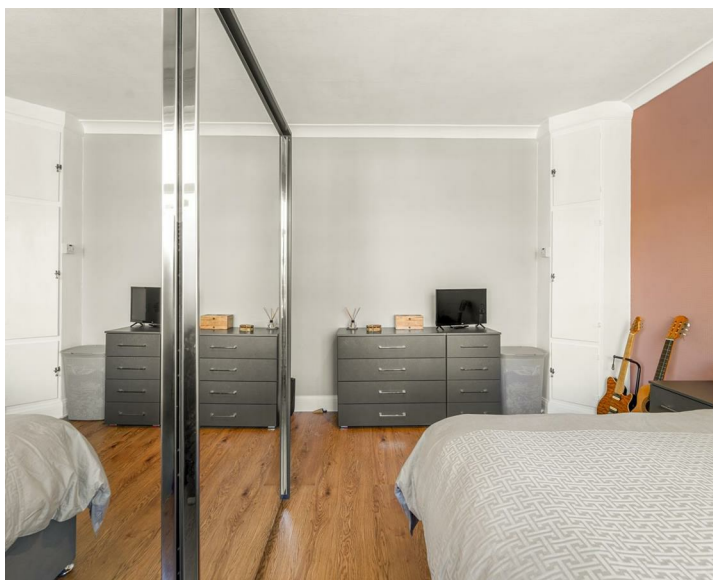
Sale Town Centre and the ever-popular Stanley Square are just moments away, offering an excellent selection of independent shops, restaurants, cafés, bars and everyday amenities. The area has become one of South Manchester's most desirable places to live, combining a vibrant town centre atmosphere with superb transport links into Manchester City Centre and beyond.

Warmed by gas central heating and double glazing throughout, the accommodation is well presented and thoughtfully arranged. A private entrance hall with stairs leads to the first floor, where there is a welcoming hallway, a spacious lounge, modern kitchen and bathroom, plus two double bedrooms, with the second bedroom currently being used as a dining room. Externally, the property really stands out. There are beautifully maintained mature gardens for the exclusive use of this apartment, a timber-built store and a private driveway providing off road parking for three vehicles.

KEY FEATURES

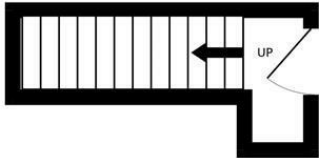
- First floor maisonette with private entrance
- Driveway providing parking for 3 vehicles
- Spacious lounge and modern fitted kitchen
- Presented to an excellent standard
- Private garden for exclusive use of the property
- Close to Dane Rd Metrolink and motorway links
- Two double bed/flexible dining room option
- Double glazing and gas central heating



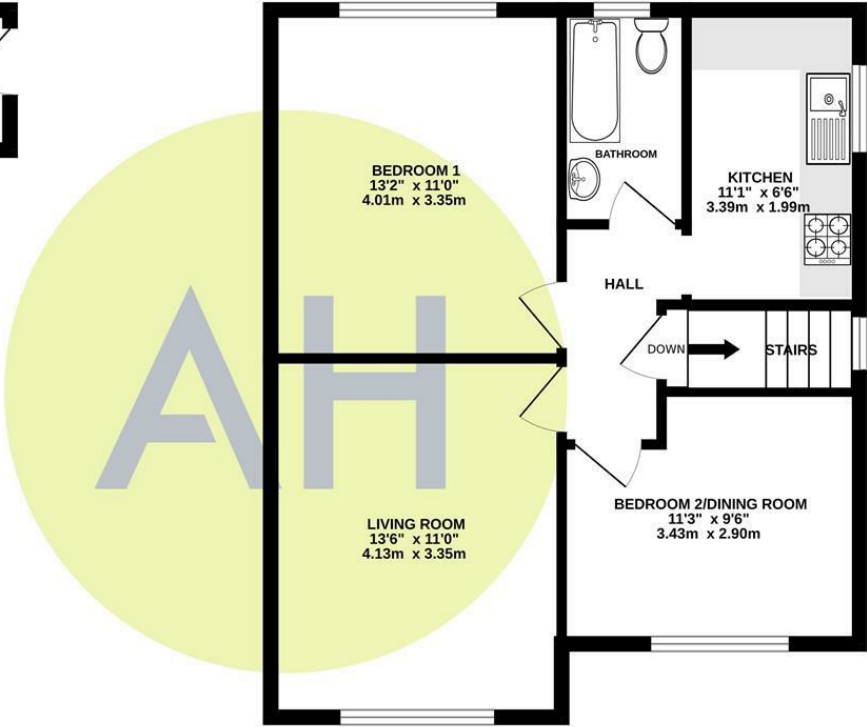




GROUND FLOOR
42 sq.ft. (3.9 sq.m.) approx.



FIRST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK



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.