



ASHWORTH HOLME
Sales · Lettings · Property Management



9 CHARLTON DRIVE, M33 2YE
£195,000



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DESCRIPTION

Well-Presented Ground Floor Apartment in the Heart of Sale
2 Bedrooms | Parking | Prime Location by Worthington Park

Welcome to Southgate Court – a sought-after development just a stone's throw from Worthington Park and a short walk to Sale Town Centre and the Metrolink. This superb two-bedroom ground floor apartment combines comfort, convenience, and contemporary living in a fantastic location.

Property Highlights: Generously sized lounge/dining room – perfect for relaxing or entertaining, modern fitted kitchen with ample storage., two bedrooms including a main bedroom with fitted wardrobes, bathroom and spacious entrance hallway. There is also a secure intercom system for peace of mind.

Outside: Enjoy access to well-maintained communal gardens and the added benefit of on-site parking.

Location, Location, Location:

Southgate Court offers unbeatable access to Sale's vibrant town centre, the bustling Stanley Square with its independent shops, bars, and restaurants, and excellent transport links via Metrolink – ideal for commuters and those who love to be in the heart of it all.

You can also enjoy the benefit of Worthington Park being right on your doorstep.

KEY FEATURES

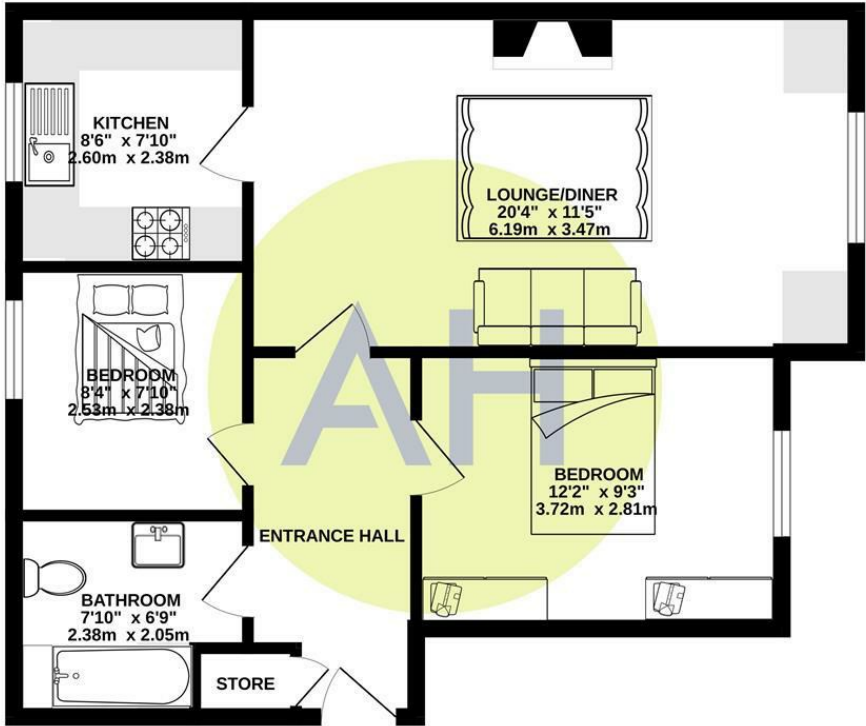
- Ground Floor Apartment
- Secure Intercom System
- On Site Parking
- Council Tax Band C
- Two Bedrooms
- Communal Gardens
- Fantastic Location
- Leasehold - Service Charge £64.06 pcm



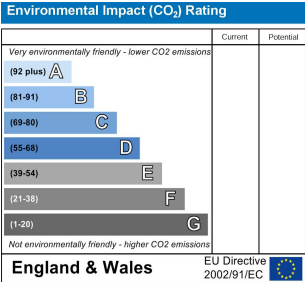
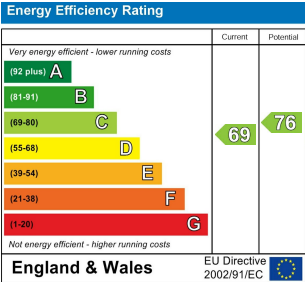




GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 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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