



ATKINSON HOUSE ATKINSON ROAD, M33 6EX
£240,000



DESCRIPTION

A SPACIOUS AND WELL-PRESENTED FIRST FLOOR APARTMENT, IDEALLY POSITIONED ON THE DOORSTEP OF SALE TOWN CENTRE, WITH A SINGLE GARAGE, EXCELLENT STORAGE AND WELL-PROPORTIONED ACCOMMODATION THROUGHOUT.

Occupying a highly convenient position just a short stroll from the heart of Sale Town Centre, this well-presented first floor apartment offers spacious accommodation extending to approximately 739 SQFT, making it an excellent option for first-time buyers, downsizers or investors alike. With two genuine double bedrooms, excellent storage and the added benefit of a single garage, this is a superb opportunity in a consistently popular location.

The accommodation is accessed via a well-maintained communal entrance hallway and comprises: private entrance hallway with two built-in storage cupboards, spacious living room filled with natural light, fitted kitchen with ample worktop and cupboard space plus room for a dining table, two well-proportioned double bedrooms, with the principal bedroom benefiting from two further built-in cupboards, and a well-appointed bathroom. Externally, the development enjoys well-maintained communal gardens, residents' parking on a first come, first served basis, together with the significant advantage of a single garage. A particularly notable feature is the excellent storage provision, further enhanced by a useful external storage cupboard accessed from the communal hallway. Further benefits include gas central heating and double glazing throughout.

Perfectly positioned within easy walking distance of Sale Town Centre, with its excellent range of shops, bars, restaurants and Metrolink connections, this is a fantastic apartment offering both space and convenience.

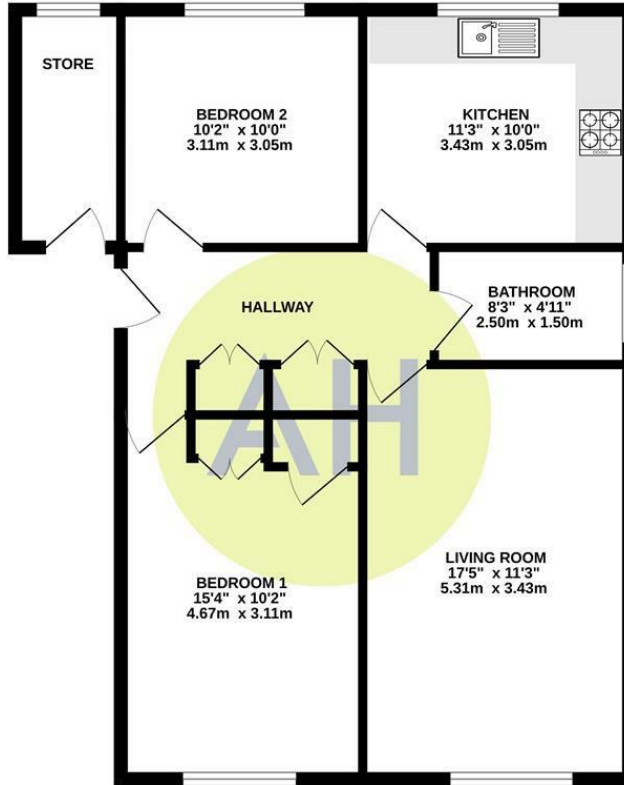
KEY FEATURES

- First floor apartment in central Sale
- Spacious 739 SQFT accommodation
- Excellent internal and external storage
- Residents' parking and communal gardens
- Two genuine double bedrooms
- Single garage included
- Kitchen with dining space
- Gas central heating and double glazing





GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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	



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
 WWW.ASHWORTHHOLME.CO.UK

