



ASHWORTH HOLME
Sales · Lettings · Property Management



APT 10 CROSSFORD COURT , DANE ROAD, M33 7GP
£175,000



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DESCRIPTION

A WELL PRESENTED ONE DOUBLE BEDROOM APARTMENT FORMING PART OF A MODERN RESIDENTIAL DEVELOPMENT COMPLETE WITH AN ALLOCATED PARKING SPACE AND IDEALLY POSITIONED WITHIN WALKING DISTANCE OF SALE TOWN CENTRE AND DANE ROAD METROLINK.

This attractive apartment is certain to appeal to first time buyers, investors and those looking to downsize, offering well proportioned accommodation throughout within a highly convenient residential location.

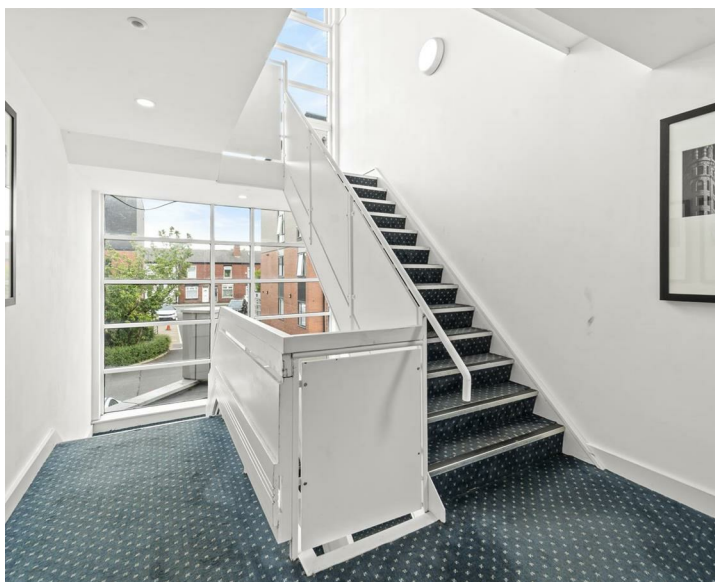
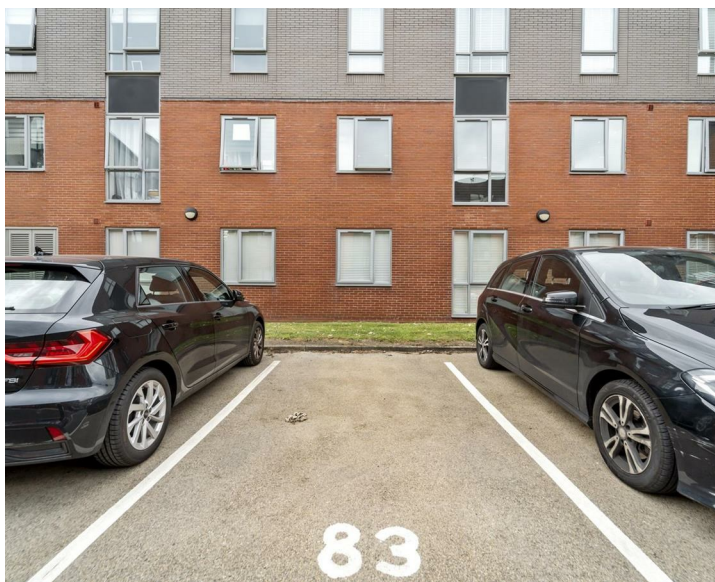
The location is undoubtedly one of the property's standout features, positioned just a short walk from Dane Road Metrolink providing easy access into Manchester City Centre and surrounding areas. Sale Town Centre is also within comfortable walking distance and offers an excellent range of shops, restaurants, 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/kitchen area 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 excellent storage. A generous double bedroom is complemented by a contemporary three piece bathroom. Externally, the development benefits from secure communal access, well maintained surroundings and an allocated parking space.

KEY FEATURES

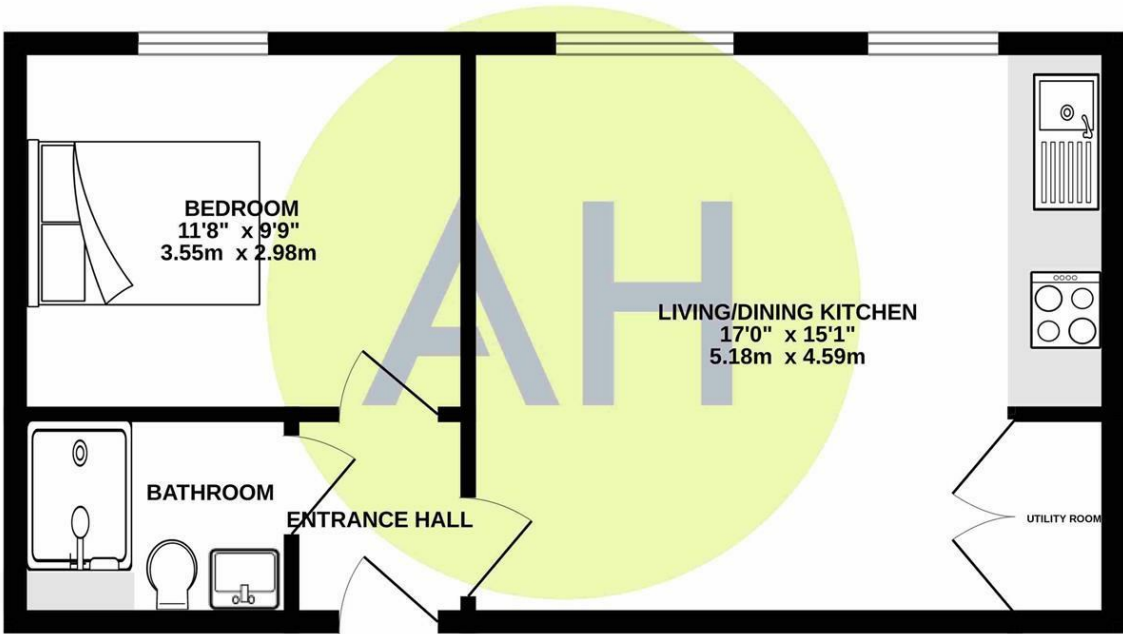
- One Double Bedroom Apartment
- Spacious Open Plan Living/Kitchen
- Allocated Parking Space
- Walking Distance To Sale Town Centre
- Leasehold 993 Years remaining
- Beautifully Presented Throughout
- Modern Fitted Kitchen
- Luxury shower room
- A moments walk from the Metrolink
- Service Charge circa £154 Per Month







GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



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