



**62 OAKCLIFFE ROAD, M23 1DA**  
**£152,500**

2 1 1



## DESCRIPTION

A WELL-PRESENTED TWO DOUBLE BEDROOM APARTMENT OCCUPYING A PRIME POSITION ON THE SECOND FLOOR OF THIS POPULAR AND MODERN DEVELOPMENT, IDEALLY LOCATED FOR EXCELLENT TRANSPORT LINKS AND LOCAL AMENITIES.

The accommodation is thoughtfully designed and comprises: a welcoming entrance hallway with useful storage, a spacious open-plan living/dining kitchen with contemporary fitted units and patio doors leading to a private balcony – perfect for enjoying a morning coffee or evening sun. The principal bedroom benefits from fitted wardrobes, alongside a second well-proportioned double bedroom, and a stylish bathroom finished with a white suite.

Externally, the property benefits from secure gated access, allocated parking, and well-maintained communal grounds.

Oakcliffe Road is a quiet residential setting off Royal Oak Road, ever popular with first-time buyers, professionals, and downsizers alike. The development offers superb connections to the Metrolink network, the M56/M60 motorway links, Wythenshawe Hospital, and the nearby centres of Timperley, Altrincham, and Sale.

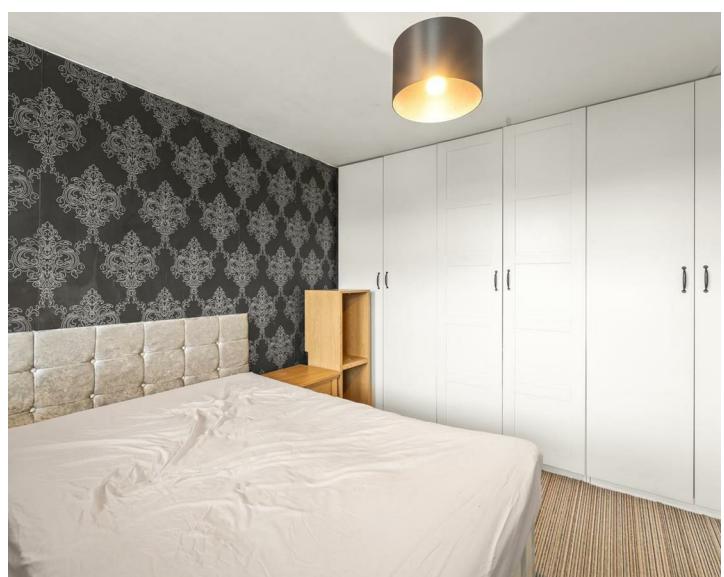
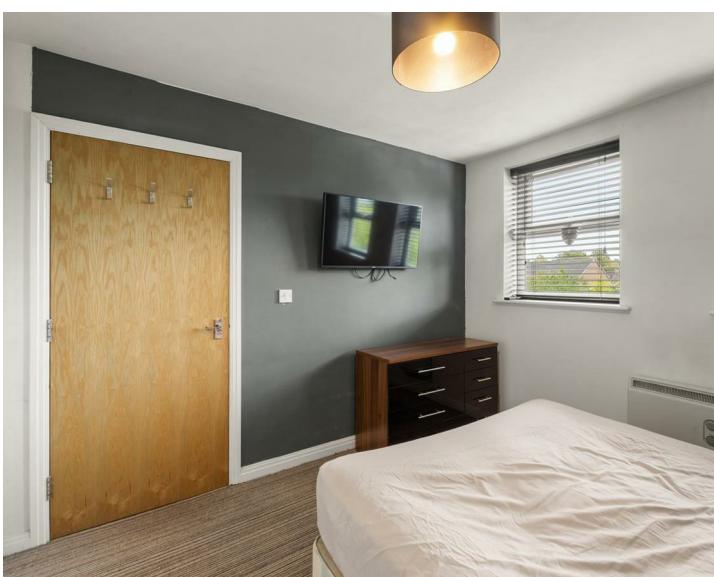
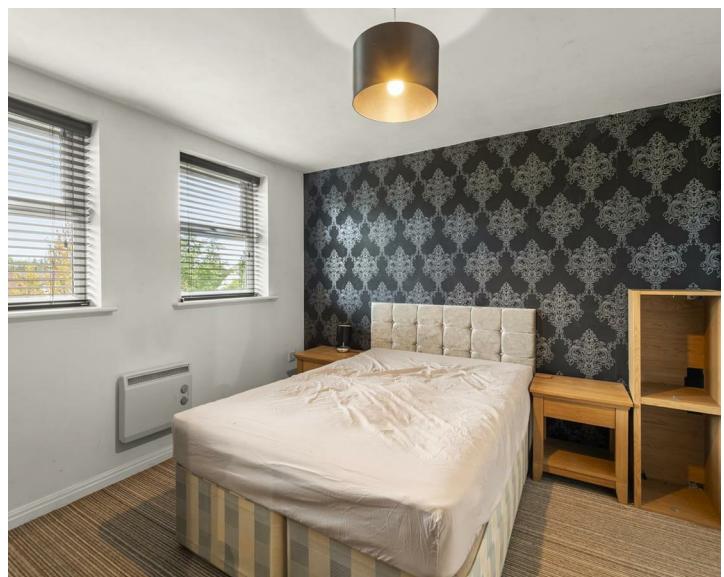
Offered for sale with no onward chain, this apartment is ready to move into and an internal viewing is highly recommended.

Service Charge £159.63 Per Month. Ground Rent £75 Per Year. 999 Year Lease (977 Remaining).

## KEY FEATURES

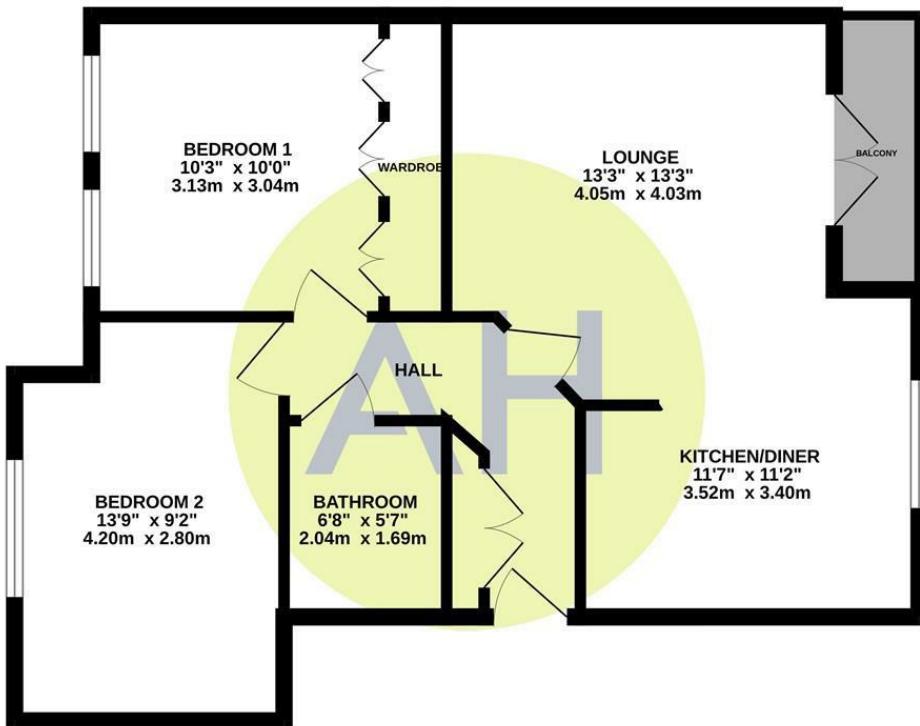
- **Second-floor two double bedroom apartment**
- **Open-plan living/dining kitchen with balcony**
- **Entrance hallway with storage**
- **Well-maintained communal grounds**
- **Principal bedroom with fitted wardrobes**
- **Stylish bathroom with white suite**
- **Secure gated access with allocated parking**
- **No onward chain**





## GROUND FLOOR

624 sq.ft. (58.0 sq.m.) approx.



**TOTAL FLOOR AREA : 624 sq.ft. (58.0 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 only. No responsibility is taken for any error, omission or mis-statement. This 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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