



ASHWORTH HOLME
Sales · Lettings · Property Management



FLAT 8 HIGHFIELD, M33 3DN
£195,000



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DESCRIPTION

A SENSIBLY PRICED, LARGER THAN AVERAGE TWO DOUBLE BEDROOM TOP FLOOR APARTMENT, FORMING PART OF AN ATTRACTIVE VICTORIAN PERIOD CONVERSION JUST MOMENTS FROM SALE TOWN CENTRE. OFFERED FOR SALE WITH NO ONWARD CHAIN, THE PROPERTY PROVIDES GENEROUS ACCOMMODATION OF APPROXIMATELY 728 SQ FT, TOGETHER WITH CHARACTER FEATURES AND COMMUNAL OFF ROAD PARKING.

The apartment is well presented throughout and will appeal particularly to buyers looking for something with more character than a typical modern development.

An entrance hallway features original stripped and varnished floorboards, leading through to a spacious lounge/diner extending to over 20ft in length. There is also a separate fitted kitchen, two well proportioned double bedrooms and a bathroom.

The property benefits from an electric heating system and forms part of an impressive period building with a communal parking area providing off road parking for residents and visitors.

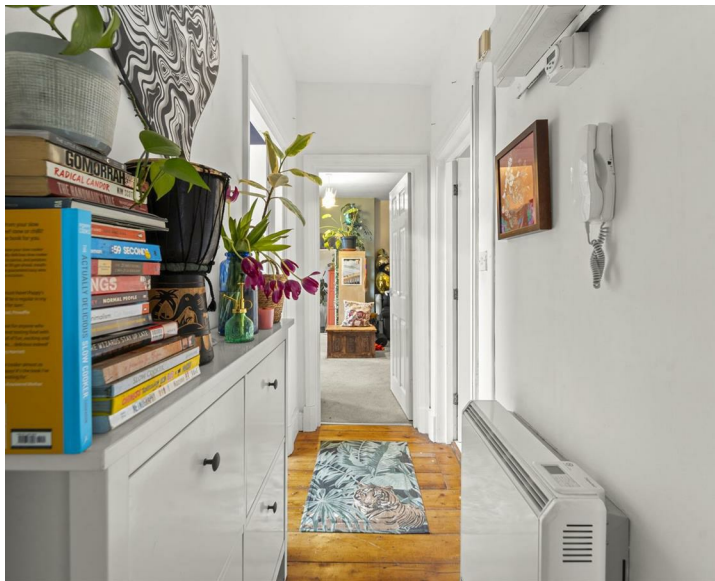
The location is a major attraction, being virtually on the doorstep of Sale Town Centre, with its excellent range of shops, cafés, bars and restaurants, including the extensively redeveloped Stanley Square. Sale Metrolink station is also within easy walking distance, providing convenient connections into Manchester City Centre and beyond.

Offered with NO ONWARD CHAIN, this is an excellent opportunity for first-time buyers, downsizers or investors looking for a spacious and characterful apartment in one of Sale's most convenient locations. Leasehold – approximately 971 years remaining. Trafford Council Tax Band B.

KEY FEATURES

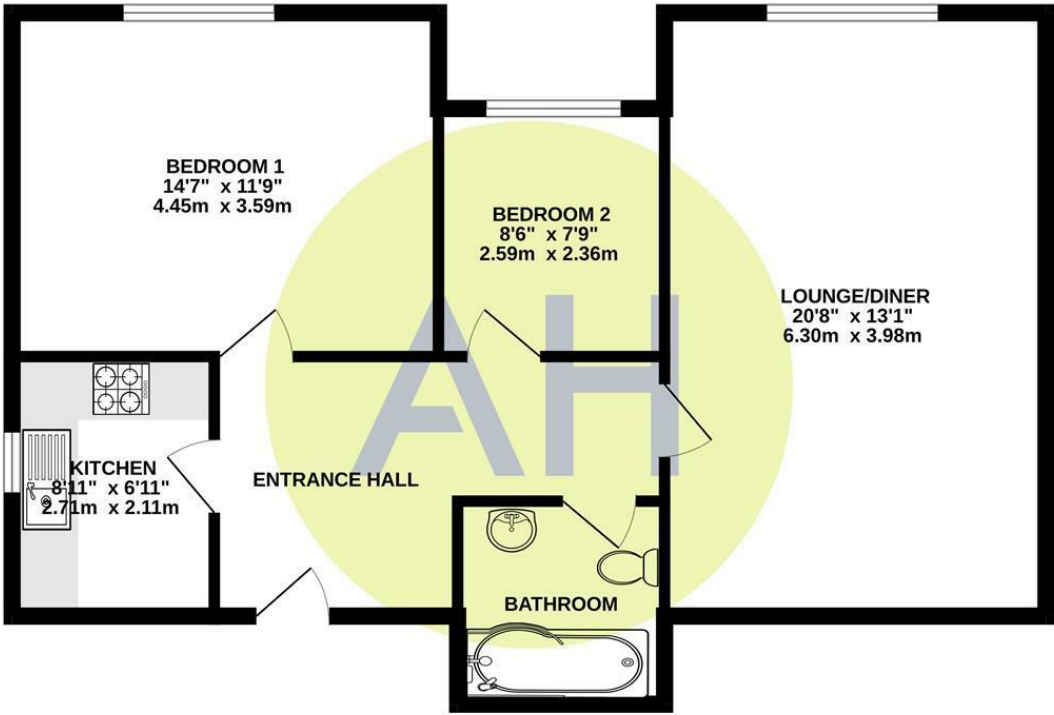
- Two double bedrooms
- Approx. 728-SQFT of living space
- Stunning period features
- Just a moments walk from Sale centre
- Sensibly priced
- Positioned on the top floor
- Spacious 20ft lounge/diner
- Off road parking to the front
- Leasehold 971 years remaining
- No onward chain







GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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.