



ASHWORTH HOLME
Sales · Lettings · Property Management



2 CLARENDON ROAD, M33 2DX
£260,000



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DESCRIPTION

A SUPERBLY PRESENTED AND EXTENSIVELY IMPROVED TWO BEDROOM GROUND FLOOR MAISONETTE, OFFERING OVER 600 SQ FT OF BEAUTIFULLY APPOINTED ACCOMMODATION, WITH ITS OWN PRIVATE ENTRANCE, OFF ROAD PARKING, GARAGE AND AN ATTRACTIVE LANDSCAPED REAR GARDEN.

This particularly attractive property has been comprehensively refurbished by the current owners and is presented to an excellent standard throughout, offering stylish, ready to move into accommodation which is sure to appeal to a wide range of purchasers, including first time buyers, downsizers and investors.

Considerable attention has been paid to the quality of the finish, with improvements including Karndean flooring, solid oak internal doors, a contemporary fitted kitchen, a beautifully appointed shower room and an app controlled security alarm system.

The accommodation is accessed via its own entrance door and comprises a welcoming entrance hallway, a spacious lounge/dining room, an impressive modern kitchen with integrated appliances, two well proportioned bedrooms and a stylish shower room featuring a walk-in shower. There is also a particularly useful storage/utility cupboard. Externally, the property benefits from off road parking to the front and a garage situated within an adjacent block. To the rear is an attractive, landscaped garden area which provides a pleasant outdoor setting and has been enjoyed and maintained by the current owners.

The location is equally appealing, being within easy reach of Sale Moor Village, Sale Town Centre and Worthington Park, together with excellent transport connections via the

KEY FEATURES

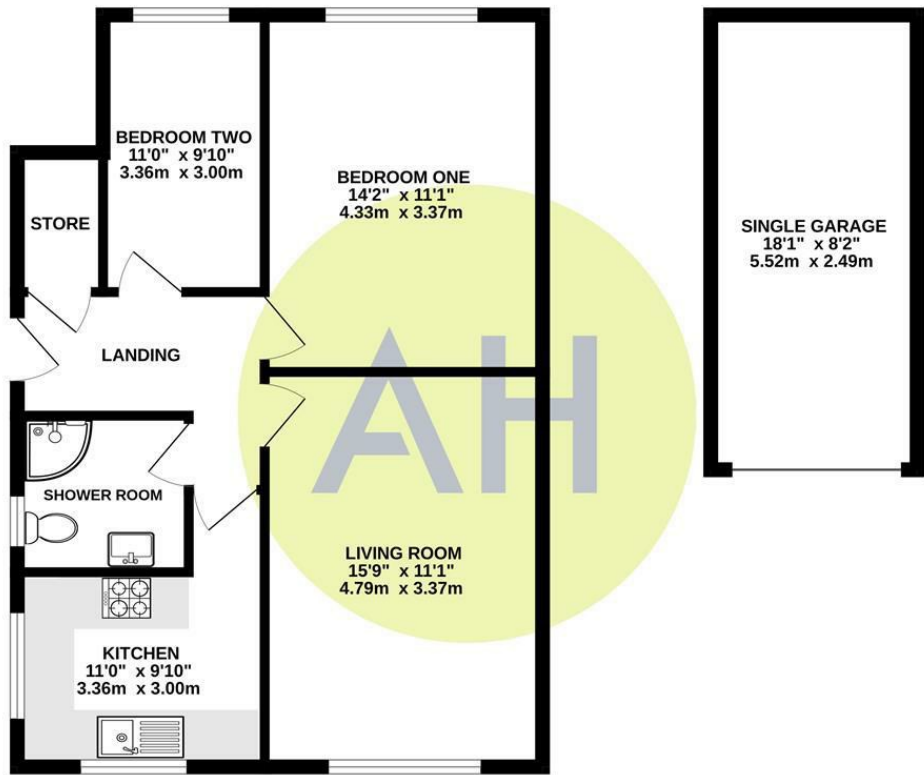
- Superb ground floor maisonette
- Garage in adjacent block
- Spacious lounge/dining room
- Own entrance and off road parking
- No service charge payable
- Attractive landscaped rear garden
- Beautifully refurbished throughout
- Contemporary kitchen and shower room
- Two well proportioned bedrooms
- Close to Sale Moor Village







1ST FLOOR
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.2 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.
Made with Metropix (C020)

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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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.