



ASHWORTH HOLME
Sales · Lettings · Property Management



19 IRLAM ROAD, M33 2BH
£230,000



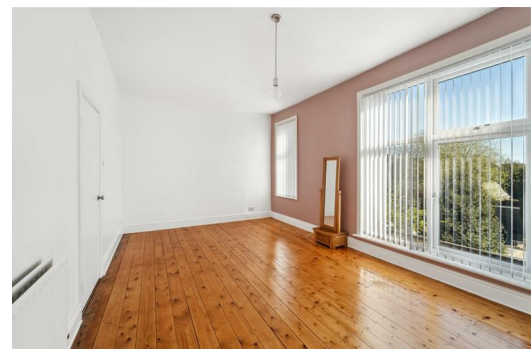
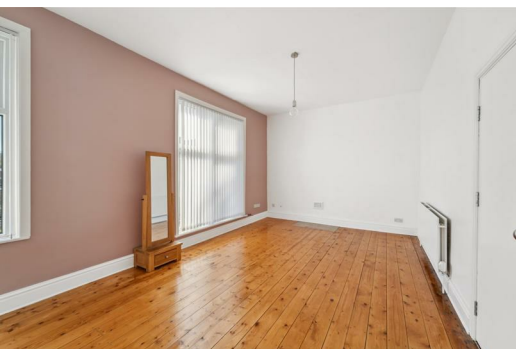
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DESCRIPTION

NO CHAIN | BEAUTIFULLY UPDATED FIRST FLOOR APARTMENT | PERIOD CONVERSION | ONLY THREE APARTMENTS IN THE BUILDING | PRIME TOWN CENTRE LOCATION CLOSE TO METROLINK.

This stylish and superbly proportioned two bedroom first floor apartment forms part of an attractive period conversion, ideally located just a short walk from Sale Town Centre and the Metrolink. One of only three apartments in the building, the property has been comprehensively refurbished and is offered for sale with no onward chain.

Internally, the apartment is filled with natural light and combines character features such as stripped wooden floors with modern updates including a recently fitted kitchen and bathroom. A spacious central hallway leads to a generous 20ft living and dining room with twin uPVC double glazed windows to the front elevation. The kitchen is well appointed with a range of contemporary units, ample space for a dining table and freestanding appliances, and a pleasant rear outlook.

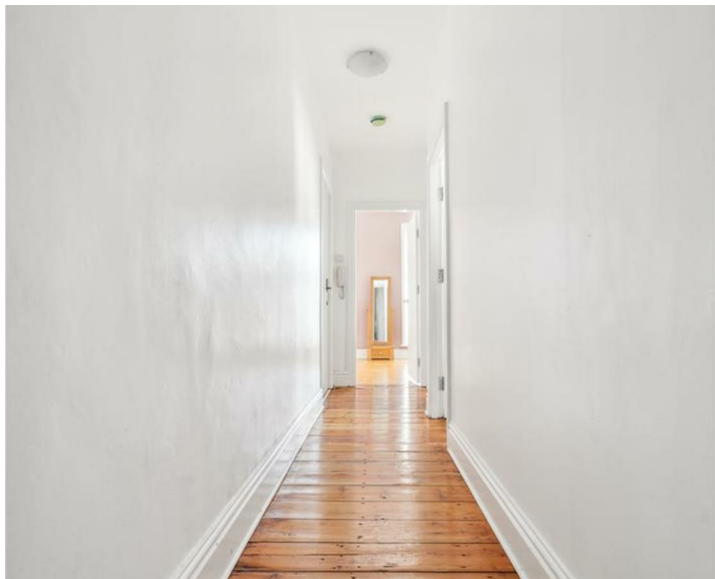
There are two well-sized bedrooms, including a large principal bedroom with a side window and stripped floorboards, and a second bedroom overlooking the communal garden. The bathroom is fitted with a modern white suite with chrome fittings, including a panelled bath with thermostatic shower, vanity sink unit and WC. Externally, residents benefit from off-street parking to the front and access to well-maintained communal gardens at the rear.

A wonderful opportunity to acquire a characterful, turn-key apartment in a sought-after central location. Leasehold: 999 years from 2017 (approximately 992 years remaining). Council Tax Band: B (Trafford)

KEY FEATURES

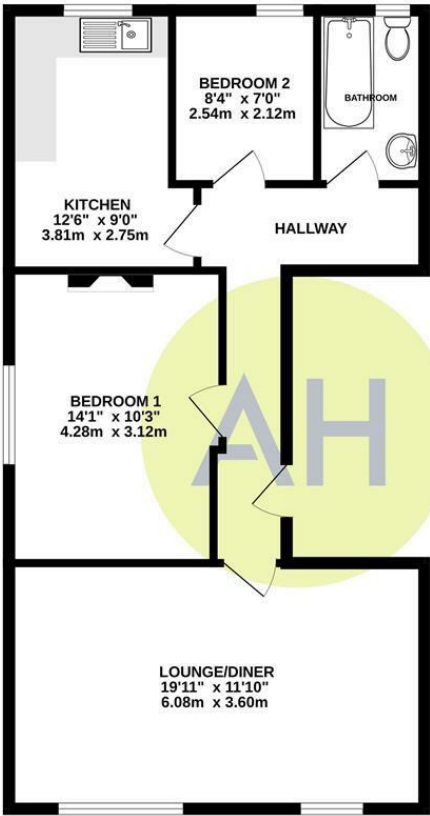
- No onward chain - ready to move into
- Only three apartments in the building
- Refurbished with modern kitchen and bathroom
- Spacious 20ft living and dining room
- Stylish first floor apartment in a period conversion
- Walking distance to Sale Town Centre and Metrolink
- Character features including stripped wooden floors
- Resident parking and communal gardens





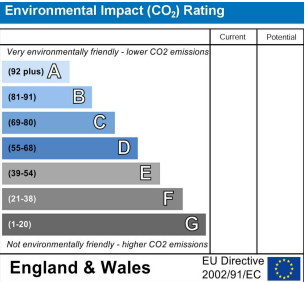
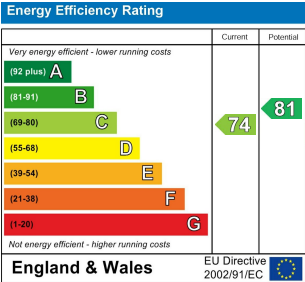


GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 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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ASHWORTH HOLME

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



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