



ASHWORTH HOLME
Sales · Lettings · Property Management



FLAT 5, SUNNINGDALE COURT NORTHEENDEN ROAD, M33 2PW
£230,000



DESCRIPTION

A WELL-PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT WITH PRIVATE ENTRANCE & GARAGE - WALKING DISTANCE TO SALE MOOR VILLAGE

With its own private ground floor entrance and a single garage, this well-presented first floor apartment is ideally located within walking distance of Sale Moor Village and offers excellent access to transport links. An ideal purchase for anyone looking for a home that's ready to move into without the cost and hassle of building or renovation works.

Sunningdale Court is a popular development comprising two apartment blocks set on the corner of Northenden Road and Sunningdale Avenue. The apartment itself provides well-planned and generously sized accommodation, which includes: a spacious modern kitchen, a bright and airy lounge, two double bedrooms, and a contemporary bathroom with a separate WC. Externally, the property enjoys use of well-maintained communal gardens and includes a single garage.

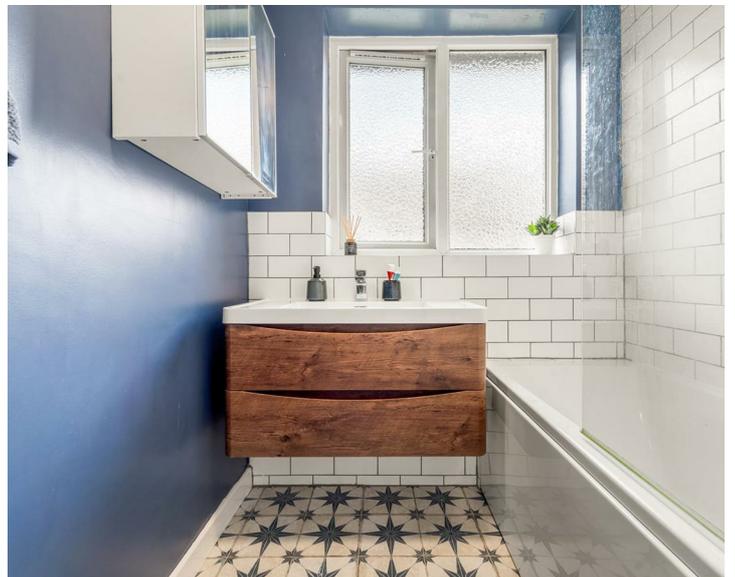
Perfectly located for excellent local amenities, the apartment is within a short stroll of Sale Moor Village and highly regarded schools such as Worthington Primary and Holy Family Catholic Primary. Fantastic transport connections are also close by, with the Metrolink and M60 motorway network both easily accessible.

Viewings are highly recommend to appreciate all this fantastic apartment has to offer!
SERVICE CHARGE £111 PER MONTH.

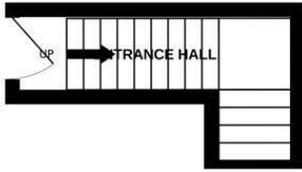
KEY FEATURES

- Private ground floor entrance
- Modern kitchen and bathroom
- Single garage included
- Close to Sale Moor Village & Metrolink
- Two double bedrooms
- Useful separate WC
- Well-kept communal gardens
- Viewings are highly recommended

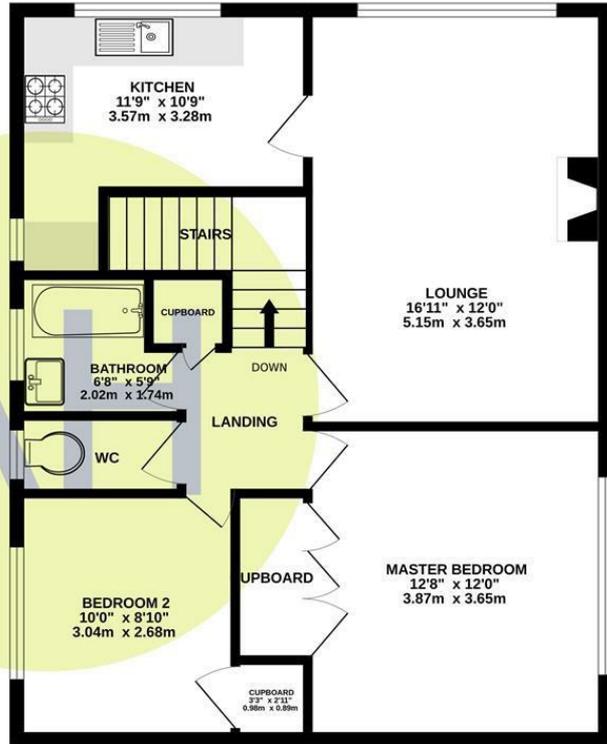




ENTRANCE FLOOR
50 sq.ft. (4.6 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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	72	

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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