ASHWORTH HOLME
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FLAT 1 OAK ROAD, M33 2EJ
OFFERS IN EXCESS OF £225,000

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DESCRIPTION

A SUPERB TWO BEDROOM GROUND FLOOR MAISONETTE WITH ITS OWN PRIVATE ENTRANCE, TWO CAR PARKING AND A SINGLE GARAGE. RECENTLY UPDATED THROUGHOUT AND ENJOYING AN ENVIABLE LOCATION WITHIN WALKING DISTANCE OF SALE MOOR VILLAGE AND SALE TOWN CENTRE. FREEHOLD WITH NO SERVICE CHARGE.

This superb two bedroom ground floor maisonette is ideal for first time buyers, downsizers or buy to let investors seeking a conveniently located, low maintenance property. Forming part of a small residential development, it benefits from its own private entrance, no communal areas, freehold tenure and no service charge payable.

The accommodation has recently undergone extensive improvements, creating a beautifully presented home ready for immediate occupation. These include full redecoration, replacement carpets, new blinds, windows and radiators, together with the installation of a stylish contemporary kitchen.

The well proportioned accommodation comprises a private entrance hallway with useful storage, spacious lounge/dining room, newly fitted kitchen, two bedrooms and a bathroom. Further benefits include double glazing and gas central heating. Externally, a generous paved area to the front provides off road parking for two vehicles, whilst a single garage to the rear offers additional parking or valuable storage.

The location is another significant attraction, just moments from the independent shops, cafés, restaurants and amenities of Sale Moor Village. Sale Town Centre, with its extensive shopping, leisure facilities and Metrolink connections, is also within approximately ten minutes' walk.

KEY FEATURES

- Superb two bedroom ground floor maisonette
- Recently refurbished to excellent standard
- Spacious lounge/dining room
- Freehold with no service charge
- Private entrance with no communal areas
- New kitchen, windows and radiators
- Two car parking plus garage
- Walking distance of Sale Moor and Sale



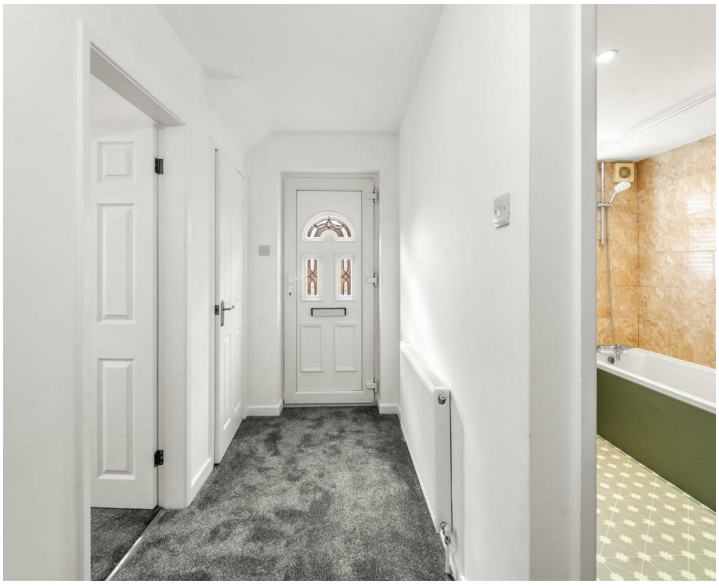






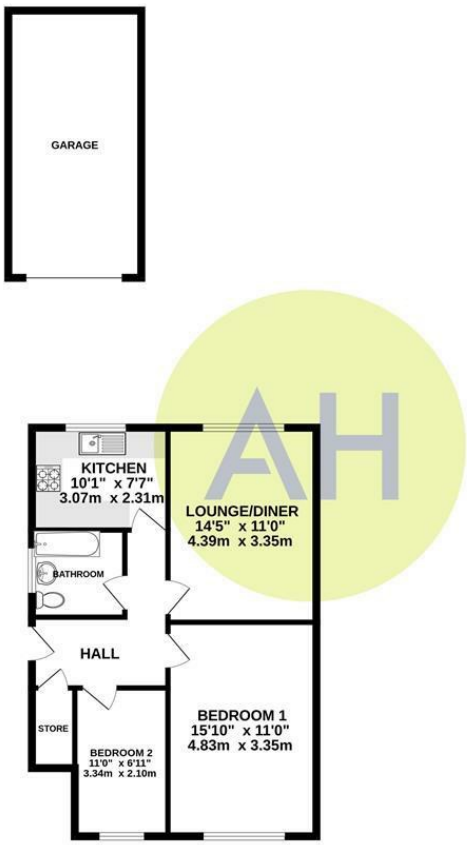






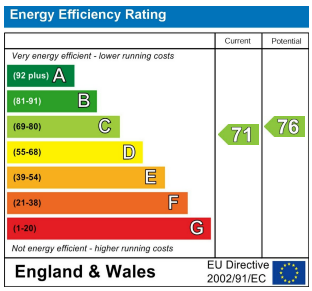
FLOOR PLANS

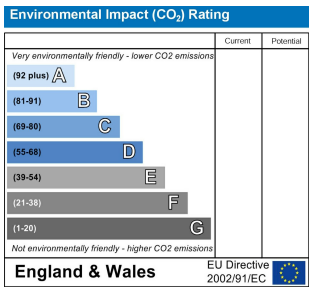
GROUND FLOOR
814 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 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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DPS