



ASHWORTH HOLME
Sales · Lettings · Property Management



FLAT 23 ABBOTS COURT, M33 2DB
£170,000



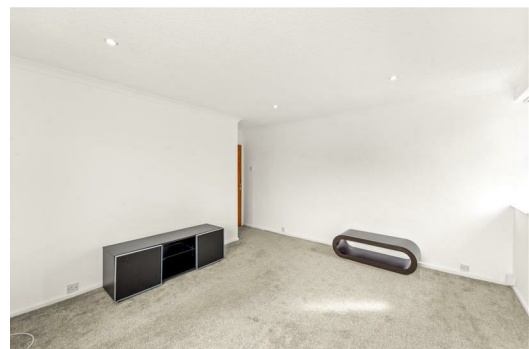
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DESCRIPTION

A BEAUTIFULLY PRESENTED ONE BEDROOM TOP FLOOR APARTMENT FORMING PART OF THE EVER POPULAR ABBOTS COURT DEVELOPMENT, POSITIONED WITHIN A HIGHLY SOUGHT AFTER LOCATION JUST A SHORT WALK FROM SALE TOWN CENTRE AND DANE ROAD METROLINK.

This fantastic property is perfectly suited to a variety of purchasers including first time buyers, investors and those looking to downsize, offering spacious and beautifully upgraded accommodation that is ready to move into and enjoy.

Forming part of the highly regarded Abbots Court development, the property occupies a superb position just off Priory Road, placing it within easy walking distance of Sale Town Centre and its excellent range of amenities including independent shops, bars, restaurants and larger stores such as Sainsbury's and Tesco. Dane Road Metrolink is also conveniently close by, providing excellent transport links into Manchester City Centre.

In brief the accommodation comprises: A welcoming entrance hallway with a large useful storage cupboard, a spacious lounge enjoying views over the well maintained communal grounds, a high quality fitted kitchen with quartz worktops, integrated appliances and a concealed combination boiler. There is a generous double bedroom complete with fitted wardrobes and a beautifully appointed bathroom with bath and shower facilities, WC and a useful laundry cupboard. Externally, Abbots Court enjoys beautifully maintained communal gardens providing attractive outside space to enjoy during the warmer months. There is ample residents' parking available on a first come first served basis.

KEY FEATURES

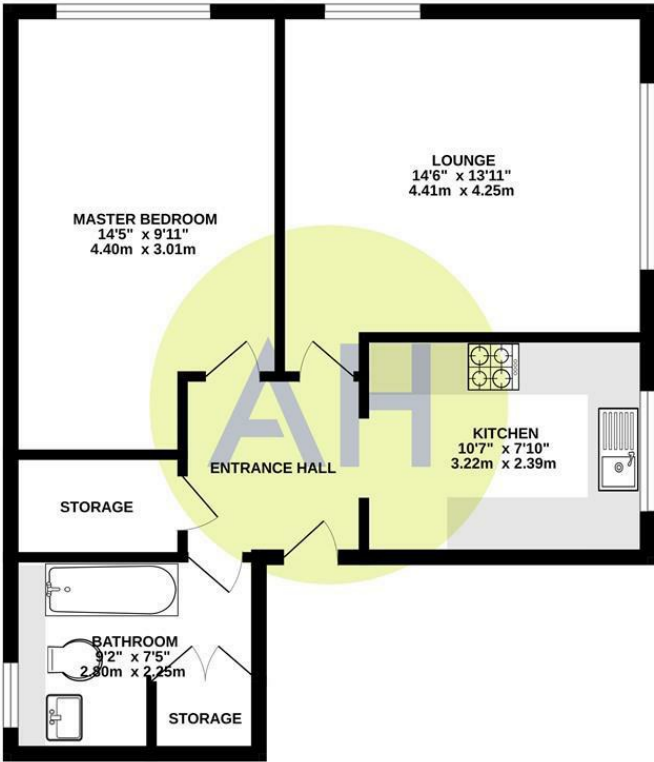
- Beautifully Presented Top Floor Apartment
- Short Walk To Sale Town Centre
- Gas Central Heating & Double Glazing
- No Chain
- Sought After Abbots Court Development
- Close To Dane Road Metrolink Station
- Leasehold - 999 years from 1999







GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 566 sq.ft. (52.6 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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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.