THE property MAN



Olive Walk, Sale, Trafford, M33

Guide Price: £140,000

Leasehold

Olive Walk, Sale, Trafford, M33

This well presented one bedroom ground floor apartment is ideally positioned on Olive Walk in Sale, close to the popular Ashton upon Mersey Village, offering a great selection of shops, cafés, restaurants and local amenities. Excellent transport links and nearby motorway networks make this an ideal purchase for first time buyers, professionals or those looking to downsize.

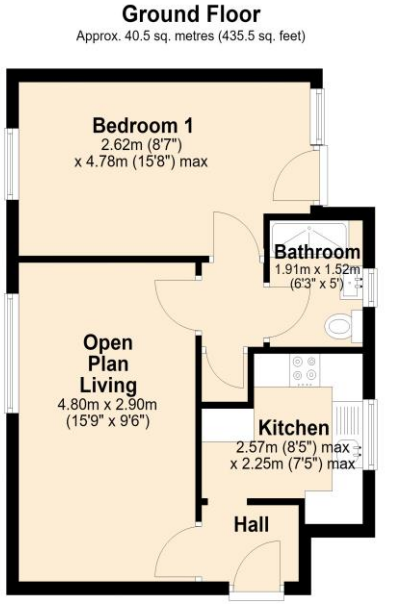
You enter the property into an entrance hallway which provides access to the accommodation. To the left is a generous sized living/dining room with ample space for furniture and a window overlooking the attractive communal grounds, allowing plenty of natural light to flood the room.

The modern fitted kitchen offers a range of base and eye level units wit complementary work surfaces over, together with a combination of integral ar freestanding appliances.

The property benefits from a good sized double bedroom with a door providir direct access to the communal garden. Completing the accommodation is a ful tiled bathroom fitted with a walk-in shower, WC and wash hand basin.

Externally, the development enjoys well maintained communal gardens, main laid to lawn with established hedge boundaries, providing a pleasant outdo space for residents to enjoy.

An excellent opportunity to purchase a ground floor apartment in a convenie and popular location. Early viewing is highly recommended!



Total area: approx. 40.5 sq. metres (435.5 sq. feet)

- Leasehold
- 125 years from 8 April 2019
- Ground Rent/ Rent Charge: £10 per year
- Service Charge: £100.12pcm
- EPC Grade C
- Council Tax Band A



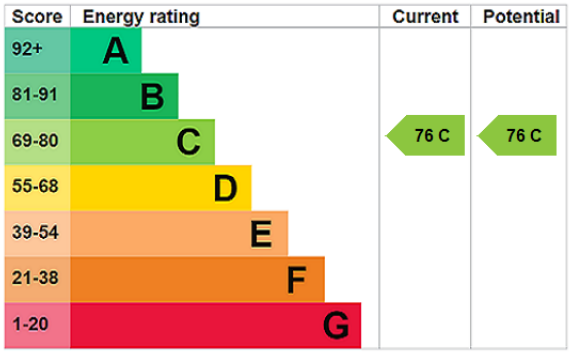












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Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.