



ASHWORTH HOLME
Sales · Lettings · Property Management



7 SUNNINGDALE COURT NORTHENDEN ROAD, M33 2PW
£235,000



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DESCRIPTION

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

This well-presented ground floor apartment offers practical and flexible living with its own private entrance and a single garage. Ideally located within walking distance of Sale Moor Village, it's a ready-to-move-into home with excellent storage and a highly usable layout.

Sunningdale Court is a popular development comprising two apartment blocks on the corner of Northenden Road and Sunningdale Avenue. The accommodation includes an entrance hallway with a useful storage cupboard, a lounge/dining room, kitchen with a useful storage cupboard, two double bedrooms with built-in storage, and a modern shower room accessed off the hallway. The single garage provides additional practical space. With its private entrance, this apartment offers a convenient and versatile alternative to a bungalow.

Residents also enjoy well-maintained communal gardens. The property is perfectly positioned for local amenities, a short walk from Sale Moor Village, and highly regarded schools such as Worthington Primary and Holy Family Catholic Primary. Excellent transport connections are nearby, with the Metrolink and M60 motorway network easily accessible.

Viewings are highly recommended to appreciate everything this apartment has to offer!

SERVICE CHARGE £111 PER MONTH.

KEY FEATURES

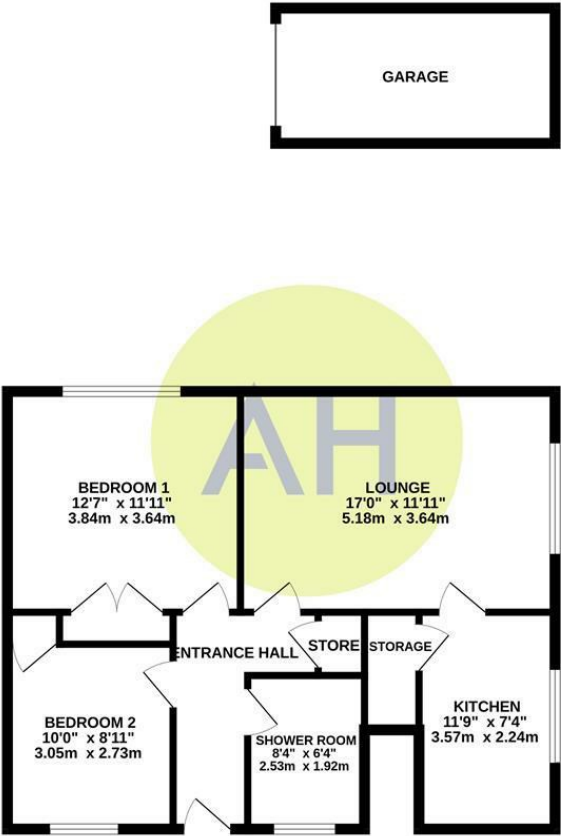
- Two double bed ground floor apartment
- Useful single garage for parking or storage
- Modern shower room
- Gas central heating and double glazing
- Sold with NO ONWARD CHAIN.
- Benefitting from it's own private entrance
- Two well proportioned double bedrooms
- Stunning communal gardens
- Close to transport links and amenities
- Viewings highly recommended!







GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 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.
Made with Metropix v2025

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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