



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**7 ASHTON LANE, M33 6WT**  
**£1,500 PER CALENDAR MONTH**



3



2



1



## DESCRIPTION

AN EXCEPTIONALLY WELL PRESENTED AND RECENTLY REFURBISHED THREE DOUBLE BEDROOM DUPLEX APARTMENT SITUATED IN THE VERY HEART OF SALE TOWN CENTRE JUST MOMENTS FROM THE METROLINK AND THE MANY AMENITIES ON OFFER.

This fantastic property has recently undergone a comprehensive programme of refurbishment throughout and is now presented to the highest of standards.

The location is incredibly convenient, positioned on Ashton Lane in the heart of Sale Town Centre with its excellent selection of shops, bars, restaurants and transport links including Sale Metrolink providing easy access into Manchester City Centre and beyond.

Warmed by GAS CENTRAL HEATING and double glazing throughout.

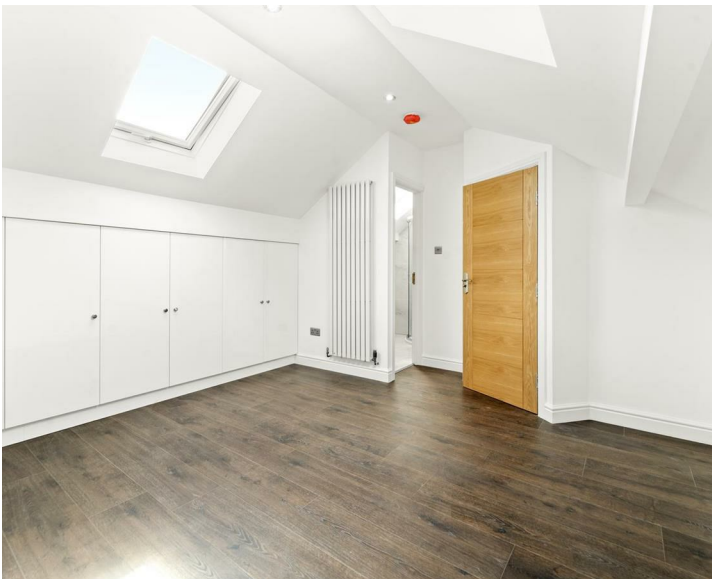
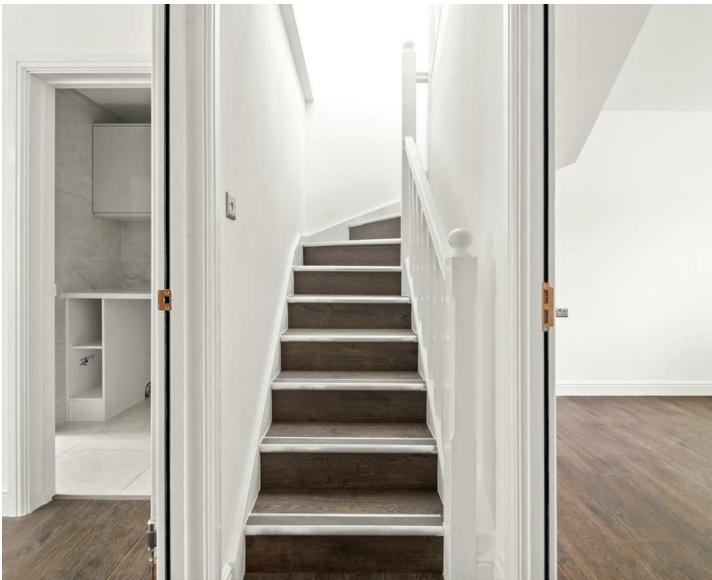
In brief the accommodation comprises: Private entrance hallway with stairs leading to the first floor. To the first floor there are two excellent sized double bedrooms positioned to the front of the property with windows overlooking Ashton Lane. There is a fantastic open plan living, dining kitchen which provides the perfect modern living space, a separate utility room and a stylish contemporary shower room.

To the second floor there is a further spacious double bedroom complete with Velux windows and built in storage. This bedroom is serviced by a truly impressive en-suite shower

## KEY FEATURES

- Newly Refurbished Throughout
- Duplex Apartment
- Moments From Metrolink
- Two Modern Shower Rooms
- PLEASE NOTE PARKING IS NOT INCLUDED.
- Three Double Bedrooms
- Heart Of Sale Town Centre
- Open Plan Living/Dining Kitchen
- Gas Central Heating & Double Glazing







# ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
 WWW.ASHWORTHHOLME.CO.UK

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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