



ASHWORTH HOLME
Sales · Lettings · Property Management



FLAT 39 ABBOTS COURT, M33 2DB
£180,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT FORMING PART OF THE EVER POPULAR ABBOTTS COURT DEVELOPMENT, POSITIONED WITHIN A HIGHLY SOUGHT AFTER LOCATION JUST A SHORT WALK FROM SALE TOWN CENTRE AND DANE ROAD METROLINK. BENEFITTING FROM THE RARE ADVANTAGE OF A SINGLE GARAGE.

This superb 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 popular 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 and useful storage cupboard, a spacious lounge enjoying views over the well maintained communal grounds and a high quality fitted kitchen with quartz worktops, Bosch integrated appliances and a concealed combination boiler. There is a generous double bedroom complete with fitted wardrobes and a beautifully appointed bathroom featuring a bath with shower, vanity storage, wall hung WC and a useful laundry cupboard. The property is further enhanced by stylish anthracite grey designer radiators throughout.

KEY FEATURES

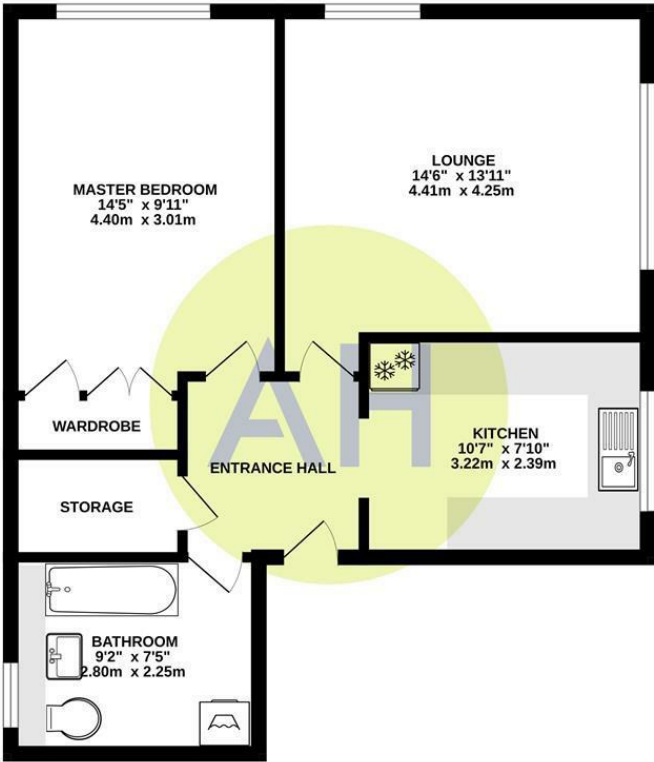
- Beautifully Presented Ground Floor Apartment
- Short Walk To Sale Town Centre
- Spacious Lounge Overlooking Gardens
- Single Garage Included
- Service Charge £132 Per Month.
- Sought After Abbots Court Development
- Close To Dane Road Metrolink Station
- Double Bedroom With Fitted Wardrobes
- Gas Central Heating & Double Glazing
- Leasehold 972 Years Remaining. Zero Ground Rent.





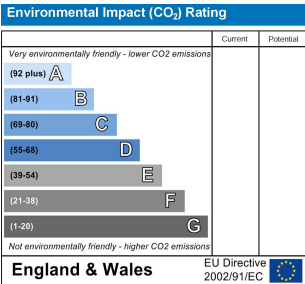
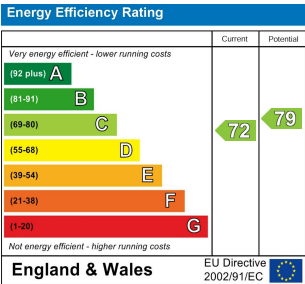


GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



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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ASHWORTH HOLME

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