



ASHWORTH HOLME
Sales · Lettings · Property Management



9 WATERSIDE, M33 7LQ
£275,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT FORMING PART OF THE HIGHLY REGARDED WATERSIDE DEVELOPMENT, ENJOYING DELIGHTFUL VIEWS OVER THE BRIDGEWATER CANAL AND POSITIONED WITHIN EASY REACH OF SALE TOWN CENTRE AND METROLINK.

The Waterside is a well established contemporary development occupying an enviable canalside position, whilst remaining exceptionally convenient for Sale Town Centre with its excellent range of shops, bars, restaurants and amenities. Sale Metrolink is also close by, providing easy access into Manchester City Centre and the surrounding areas.

Internally, the apartment is entered via a generous hallway with useful built-in storage/utility cupboard and access to all principal rooms. The impressive open plan lounge and dining area is bright and spacious, with doors opening onto a private balcony enjoying pleasant views towards the Bridgewater Canal. The adjoining modern kitchen is fitted with a good range of contemporary units and integrated appliances. There are two well proportioned double bedrooms, both offering excellent natural light with the principal bedroom further benefitting from its own en-suite shower room. A stylish main bathroom completes the accommodation. Externally, the development is surrounded by well maintained communal gardens. The property also benefits from allocated off-road parking.

A fantastic opportunity to acquire a spacious and stylish apartment within one of Sale's most attractive modern developments, combining peaceful canalside living with excellent access to the town centre and transport links. NO CHAIN.

KEY FEATURES

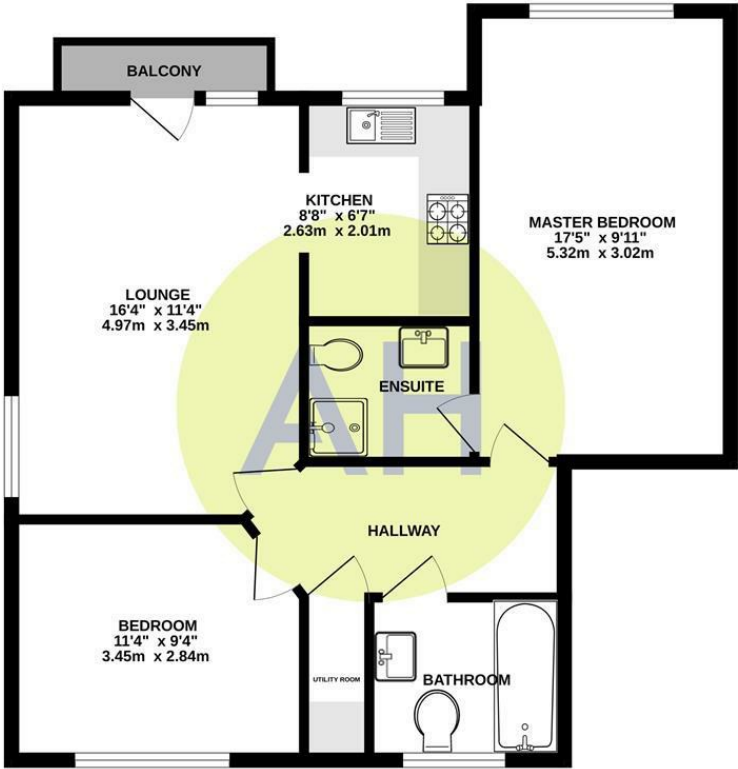
- Two generous double bedrooms
- Spacious open plan living area
- Modern fitted kitchen with appliances
- Attractive landscaped communal gardens
- Service charge £110 Per Month. Zero ground rent.
- Two stylish modern bathrooms
- Private balcony with canal views
- Allocated off road parking space
- Available with no onward chain
- Leasehold 975 years remaining



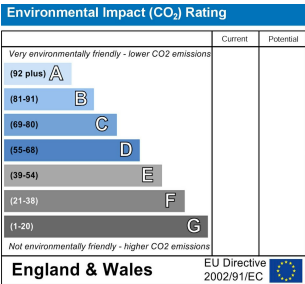
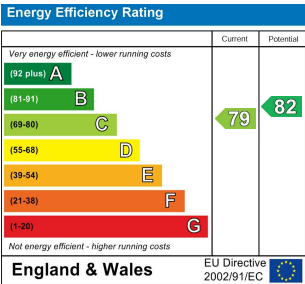




GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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