



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



**30 HOPE ROAD, M33 3AB**  
**£250,000**



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## DESCRIPTION

LOCATION, LOCATION, LOCATION! AN OUTSTANDING TWO-BEDROOM FIRST FLOOR MAISONETTE PRESENTED TO THE VERY HIGHEST OF STANDARDS FOLLOWING A RECENT PROGRAMME OF RENOVATION BY THE CURRENT VENDOR — WITH THE ADDED BENEFIT OF NO SERVICE CHARGE.

This impressive property occupies one of the most convenient positions in Sale, just steps from the many amenities of Sale Town Centre including the Metrolink and the recently redeveloped Stanley Square with its superb range of independent shops, bars and restaurants. The property also falls within the catchment area for two of the most highly regarded primary schools locally, St Joseph's and Springfield, both rated 'Outstanding' by Ofsted.

Finished to an exceptional standard throughout, the apartment offers stylish, well-proportioned accommodation ready to move straight into — ideal for buyers seeking a home that can be immediately enjoyed without the cost and disruption of renovation works. Further benefits include a private entrance (with no communal areas), a single garage, off-road parking, beautifully maintained communal grounds, no service charge and a stunning open-plan living/dining kitchen which forms the heart of the home.

In brief the accommodation comprises: a private entrance hallway with stairs rising to the first-floor landing, a spacious living/dining room opening into a contemporary fitted kitchen, a generous principal bedroom, a second bedroom with useful built-in storage and a modern bathroom fitted with a stylish white suite. Externally the development is set within well-maintained communal grounds mainly laid to lawn. There is resident parking along with access to the single garage, providing valuable additional storage or secure parking.

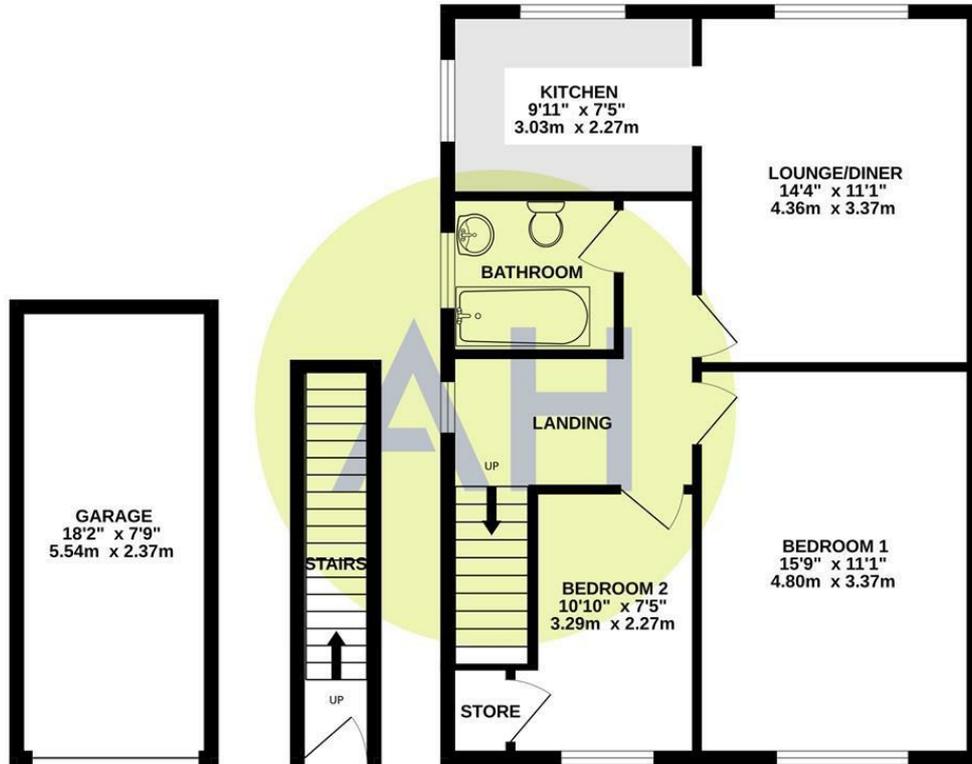
## KEY FEATURES

- Outstanding First Floor Maisonette
- Recently Renovated by the Current Vendor
- Stunning Open Plan Living / Dining Kitchen
- No Service Charge
- Presented to an Exceptional Standard
- Private Entrance - No Communal Areas
- Single Garage & Off Road Parking
- Steps from Sale Town Centre & Metrolink





GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 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 Metroplan CS20

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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