



ASHWORTH HOLME
Sales · Lettings · Property Management



13 MONTAGUE ROAD, M33 3BB
£195,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED TWO BEDROOM TOP FLOOR APARTMENT FOR RESIDENTS AGED 55 AND OVER, COMPLETE WITH A SINGLE GARAGE AND PARKING.

This superb apartment forms part of a well-maintained development ideally positioned just moments from the very heart of Sale Town Centre. The property has been tastefully decorated throughout and benefits from a modern kitchen and stylish bathroom, along with UPVC double glazing and electric storage heating.

This particular apartment also enjoys the rare advantage of a fully boarded loft, accessed via a pull-down ladder from the internal hallway, and benefiting from both power and lighting — an excellent space for additional storage.

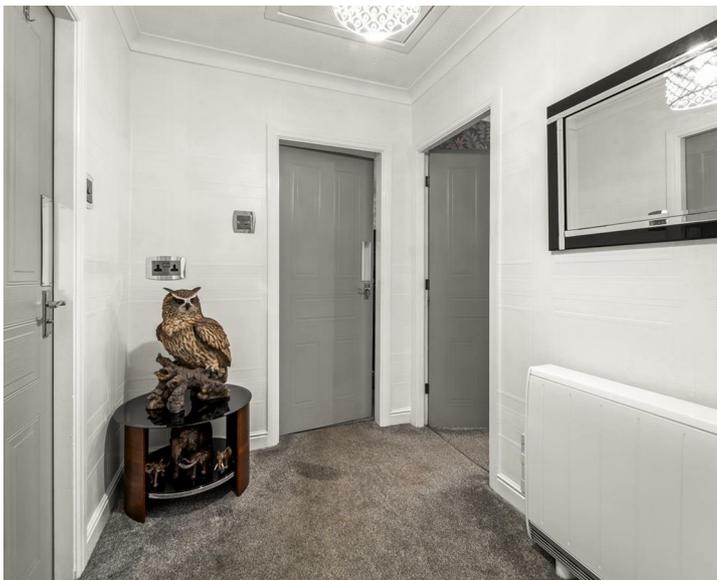
The development itself is maintained to an excellent standard and features lift access to all floors together with attractive communal gardens.

In brief, the accommodation comprises: a welcoming private entrance hallway, spacious lounge/dining room, modern kitchen, two bedrooms, and a contemporary bathroom. Externally, there is a single garage providing parking or additional storage, with further parking available in front.

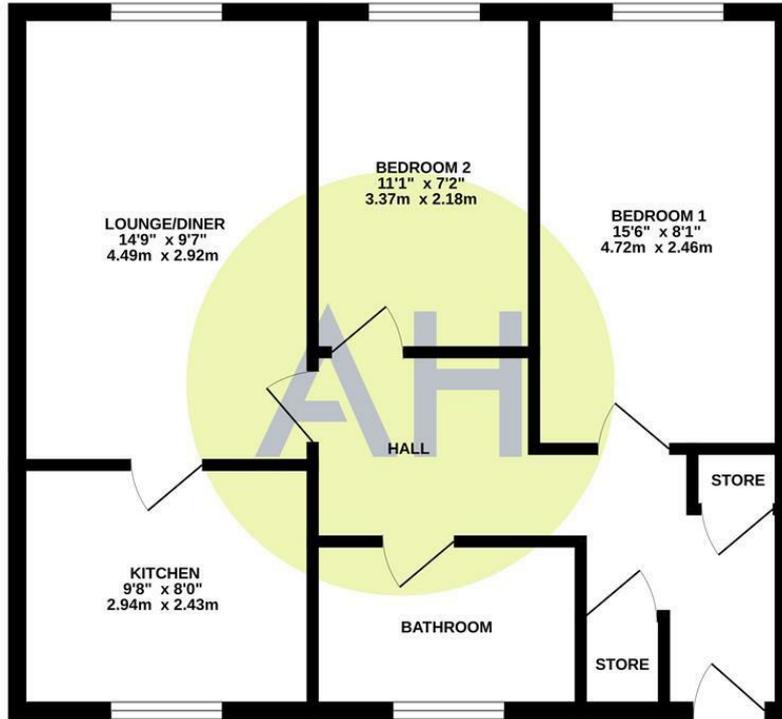
KEY FEATURES

- Two-bedroom top floor apartment (age 55+)
- Prime location moments from Sale Town Centre
- Modern fitted kitchen and stylish bathroom
- Fully boarded loft with power and lighting
- Lift access and attractive communal gardens
- Single garage plus parking in front





GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 564 sq.ft. (52.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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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