



4 FARRIER CLOSE, M33 2ZL
£179,950

2 1 2



DESCRIPTION

A RECENTLY UPDATED TWO-BEDROOM FIRST FLOOR APARTMENT, FORMING PART OF A SMALL, WELL-REGARDED DEVELOPMENT COMPLETE WITH OFF ROAD PARKING AND LOCATED WITHIN EASY WALKING DISTANCE OF METROLINK NETWORK.

The accommodation is centred around a bright open-plan living, dining and kitchen space, enhanced by a Juliet balcony which allows natural light to flood the room and creates an airy, contemporary feel. There are two well-proportioned bedrooms and a modern bathroom, all accessed from a welcoming entrance hallway.

The apartment is warmed by electric wall heaters and double glazed throughout, and further benefits from DESIGNATED OFF-ROAD PARKING.

The location is highly convenient, being within easy walking distance of Sale Moor Village and the Metrolink network, providing swift access to Manchester City Centre, MediaCityUK and beyond. The M60 motorway network is also close at hand, alongside major amenities including Wythenshawe Hospital and Manchester Airport, making this an ideal choice for commuters and professionals alike.

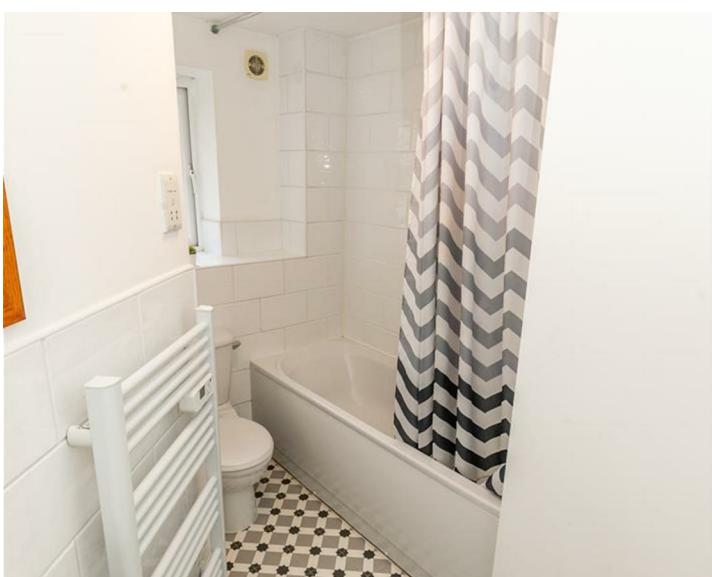
Briefly comprising: communal entrance, private entrance hallway, two bedrooms, bathroom and open-plan lounge/diner with kitchen. Externally, there is allocated parking for one vehicle.

NO ONWARD CHAIN. Leasehold 975 years remaining. Service charge £164 Per Month.

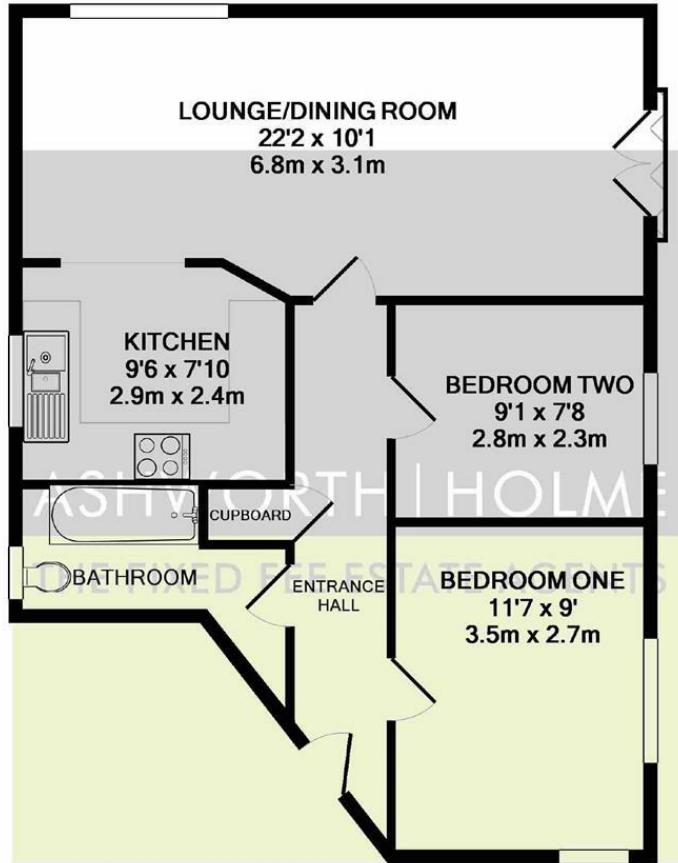
KEY FEATURES

- **Two bedroom first floor apartment**
- **Open plan living/dining kitchen**
- **Walking distance of Sale Moor Village**
- **Juliet balcony off the living room**
- **Allocated parking**
- **Easy walking distance of the Metrolink**
- **Recently updated throughout**
- **No onward chain**





FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan 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	



ASHWORTH HOLME

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

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