



ASHWORTH HOLME
Sales · Lettings · Property Management



FLAT 19 27 WARDLE ROAD, M33 3DQ
£160,000



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DESCRIPTION

IMMACULATE & SPACIOUS GROUND FLOOR APARTMENT WITH GARAGE IN A PRIME SALE TOWN CENTRE LOCATION. COMMUNAL HEATING & HOT WATER SYSTEM INCLUDED WITHIN THE SERVICE CHARGE!

Situated within the ever-popular Shirley Court Development on Wardle Road, this beautifully presented one-bedroom ground-floor apartment offers generous living space in an unbeatable location. Just a short stroll from Sale Town Centre and its wide range of amenities, including the Metrolink network, it provides the perfect balance of convenience and comfort.

The development benefits from a communal central heating and hot water system, with the cost included in the service charge—an unusual and valuable feature that helps keep running costs predictable.

Inside, the accommodation has been maintained to a high standard. A welcoming hallway with storage cupboard leads into a spacious lounge and dining area. The fitted kitchen provides ample storage, while the well-proportioned double bedroom comes with fitted furniture. A modern shower room completes the accommodation. Externally, the property enjoys access to mature and well-kept communal grounds, while further benefits include a single garage and an intercom entry system.

With its reasonable price point, this apartment represents an excellent choice for first-time buyers looking to step onto the property ladder, or for those downsizing who want a low-maintenance, well-located home. Service charge: £146.30 per month – includes central heating, hot water, and ground rent. Leasehold: 958 years remaining.

KEY FEATURES

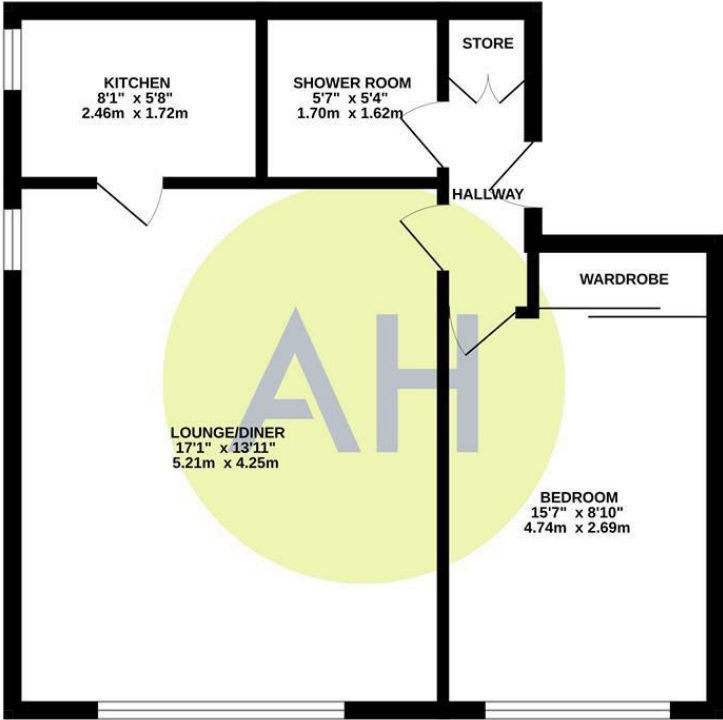
- Prime Sale Centre location near to the Metrolink
- Situated within the sought-after Shirley Court
- Complete with single garage
- Generous lounge and dining area
- Secluded & well maintained communal gardens
- Off road parking available
- Heating & hot water included in service charge
- well-appointed kitchen with ample storage







GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 472 sq.ft. (43.8 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 Metropix v2005.

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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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.