

# FLAT 19 WHARF ROAD, M33 2ZJ £1,200 PER MONTH















### **DESCRIPTION**

A SPACIOUS TWO BEDROOM TOP FLOOR APARTMENT FORMING PART OF A POPULAR, MODERN DEVELOPMENT WHICH IS SITUATED JUST A SHORT STROLL AWAY FROM THE VERY HEART OF SALE TOWN CENTRE.

AVAILABLE EARLY JANUARY 2026.

This stylish apartment is presented to an excellent standard and benefits from a master bedroom with en-suite shower room, ample fitted storage and allocated car parking. The development itself is maintained to a very high standard and boasts a large lawn area for residents to enjoy during the summer months. Warmed by double glazing and gas central heating throughout. In brief the accommodation comprises: Entrance hallway, spacious living/dining room, kitchen with integrated appliances, master bedroom with en-suite shower room and in-built wardrobes, second double bedroom with in-built wardrobes and a main family bathroom which has been fitted with a modern white suite. Externally there is designated parking space and beautifully maintained communal grounds.

£100 holding deposit is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme'.

Minimum 12 month tenancy. UNFURNISHED. Council Tax Band=C. EPC=C. Sorry pets are not permitted within this development.

## **KEY FEATURES**

- Two double bedroom top floor apartment
- Situated close to Sale Town Centre
- · Minimum 12 month tenancy
- AVAILABLE EARLY JANUARY 2026
- Master bedroom with en-suite shower room
- Designated off road parking space
- Unfurnished









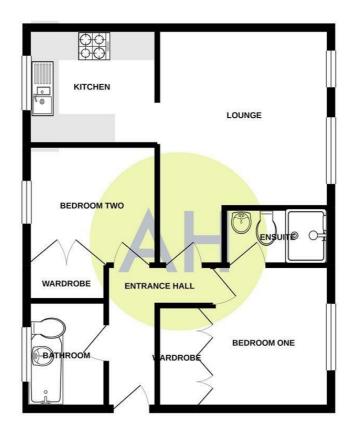




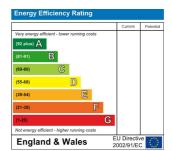


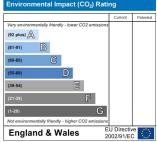


### **GROUND FLOOR** 568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.8 sq.m.) approx. tempt has been made to ensure the accuracy of the floorplan contained here. measurements we, crosm said any other items are approximate and no responsibility in taken for any error, contained. The plan is in this intelligence only and should be send as such by any have. The services, systems and applicances shown have not been lested and no guarante as to their operatingly or efficiency could be given.







# **ASHWORTH HOLME**

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