



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



**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.  
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.  
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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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC



ASHWORTH HOLME

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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.