



ASHWORTH HOLME
Sales · Lettings · Property Management



24 BOLLIN DRIVE, M33 3GH
£225,000



DESCRIPTION

UPDATED TO THE HIGHEST OF STANDARDS THROUGHOUT THIS IMMACULATE TWO DOUBLE BEDROOM TWO BATHROOM FIRST FLOOR APARTMENT BOASTS A LARGE LIVING/DINING ROOM WITH BALCONY AND MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.

This superb property forms part of a well maintained block and is perfect for anyone who is looking for something that can be immediately enjoyed without the hassle and expense of renovation works. Benefits include designated off road parking, visitors parking, master bedroom with en-suite shower room, useful hallway storage cupboard and high standard of fit and finish throughout.

Located just off Brooklands Road the property is conveniently located for access into Sale Town Centre and within easy walking distance of the Metrolink at Brooklands.

In brief the accommodation comprises: Entrance hallway with large storage cupboard, spacious lounge/dining room with balcony to the front aspect, beautifully appointed fitted kitchen, master bedroom with modern en-suite shower room, second double bedroom and a further bathroom which has been part tiled and fitted with a modern white suite. Externally there is designated parking and visitors parking.

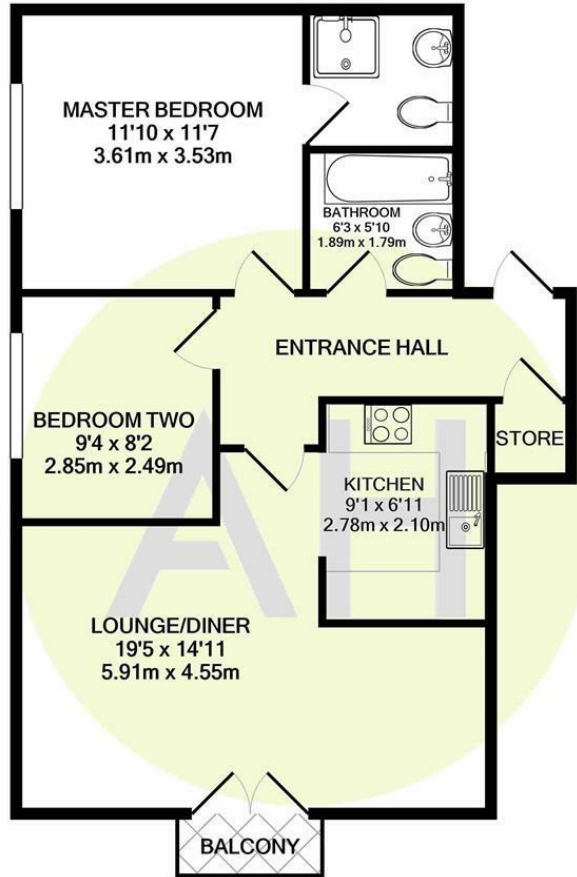
NO ONWARD CHAIN. Service charge £125 Per Month. Leasehold 179 years remaining. Ground Rent £75 Per Year. Trafford Council Tax Band C £1586.

KEY FEATURES

- Two double bed first floor apartment
- Gas central heating & double glazing
- Master bedroom with En-Suite
- Designated off road parking
- Beautifully renovated throughout
- Lounge/dining room with balcony
- Modern kitchen & bathrooms
- No onward chain







TOTAL APPROX. FLOOR AREA 647 SQ.FT. (60.1 SQ.M.)

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		78	80
(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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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
 WWW.ASHWORTHHOLME.CO.UK

