



# ASHWORTH HOLME

Sales · Lettings · Property Management



**22 CROSS STREET, M33 7AE**  
**£300,000**

2 1 2



## DESCRIPTION

**\*\*ASHWORTH HOLME ARE PROUD TO PRESENT THIS HUGE 2168SQFT MIXED USE COMMERCIAL/RESIDENTIAL PROPERTY BOASTING A BEAUTIFULLY DESIGNED TWO BEDROOM DUPLEX APARTMENT\*\*** The ground floor of this extensive property is being used for retail purposes whilst the lower ground floor provides fantastic dry storage. The first and second floors have been renovated to be used as living accommodation. Located right in the heart of Sale Town Centre, this property is the perfect purchase for anyone looking to relocate their business.

Viewings are essential to appreciate the size and finish of the property.

## KEY FEATURES

- Situated right in the heart of Sale Town Centre
- 2168 SQFT of retail, storage and living space
- Ground floor retail area currently set up as a hairfresses
- Immaculately Presented

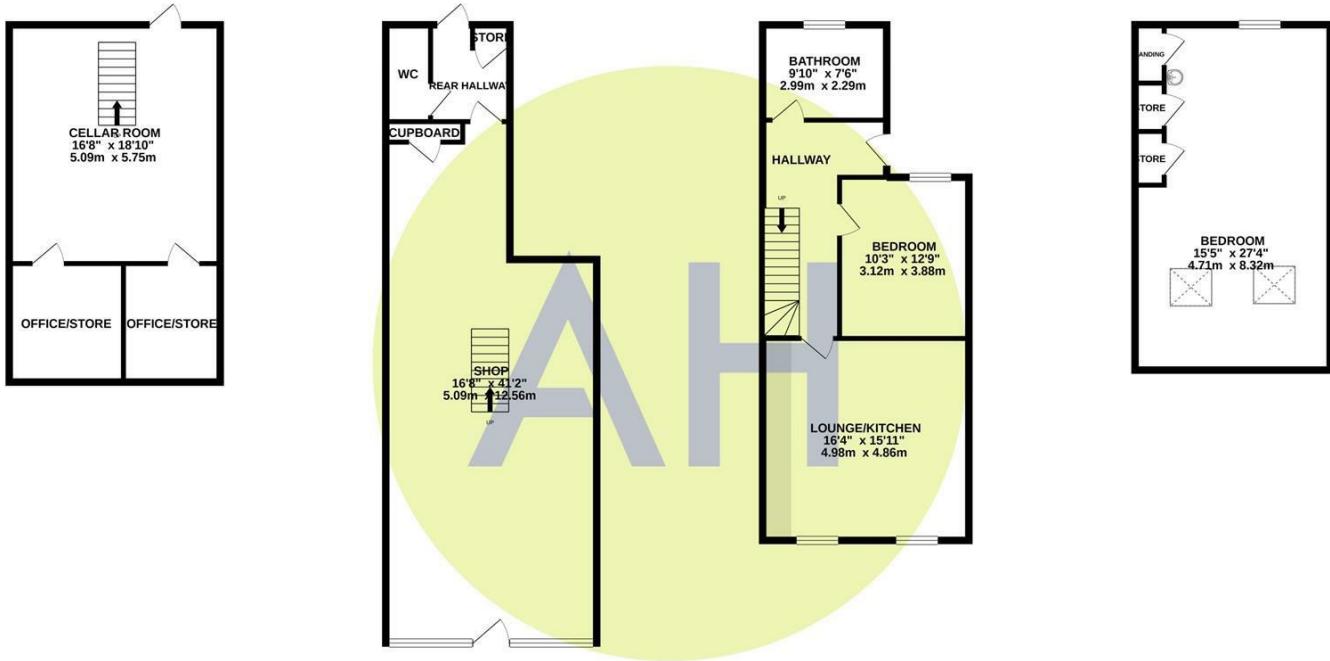




# FLOOR PLANS



BASMENT 471 sq.ft. (43.8 sq.m.) approx. GROUND FLOOR 688 sq.ft. (63.9 sq.m.) approx. 1ST FLOOR 587 sq.ft. (54.5 sq.m.) approx. 2ND FLOOR 422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 2168 sq.ft. (201.5 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 ©2021

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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](mailto:INFO@ASHWORTHHOLME.CO.UK)  
[WWW.ASHWORTHHOLME.CO.UK](http://WWW.ASHWORTHHOLME.CO.UK)

Property Redress Scheme

Client Money Protect

Digital Protection Service

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.