



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



**1B BRITANNIA ROAD, M33 2NX**  
**£340,000**



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## DESCRIPTION

SURELY ONE OF THE FINEST APARTMENTS TO COME TO MARKET IN RECENT YEARS. AN ABSOLUTELY OUTSTANDING 1082-SQFT TWO DOUBLE BEDROOM, TWO BATHROOM PENTHOUSE APARTMENT ENJOYING DIRECT CANAL VIEWS, DUAL ASPECT BALCONIES, LIFT ACCESS TO ALL FLOORS AND SECURE, DESIGNATED OFF-ROAD PARKING.

This exceptional apartment rivals many houses in terms of its generous proportions and has been finished to an excellent standard throughout. The accommodation centres around a superbly sized lounge with balcony overlooking the Bridgewater Canal, while the open plan dining kitchen also benefits from its own balcony, creating a fantastic sense of light and space. Both bedrooms are genuine doubles and each is served by its own en-suite, with the added convenience of a separate WC accessed from the welcoming entrance hallway.

The apartment occupies a prime position on Britannia Road, placing it right in the very heart of Sale Town Centre and just moments from a comprehensive range of amenities. The Metrolink is within easy walking distance, as is the ever popular Stanley Square, renowned for its independent shops, bars and restaurants.

Further benefits include gas central heating and double glazing throughout.

In brief, the accommodation comprises: entrance hallway, WC, large lounge with balcony access, modern open plan dining kitchen with integral appliances and dining area, master bedroom with luxury en-suite shower room and a second double bedroom with en-suite bathroom. Externally, the property enjoys secure gated parking for one vehicle.

## KEY FEATURES

- Outstanding 1082-SqFt penthouse apartment
- Dual aspect balconies with canal views
- Separate WC off the entrance hallway
- Secure gated, designated parking
- Two double bedrooms, both with en-suite
- Large lounge and open plan dining kitchen
- Lift access to all floors
- Prime Sale Town Centre location near Metrolink

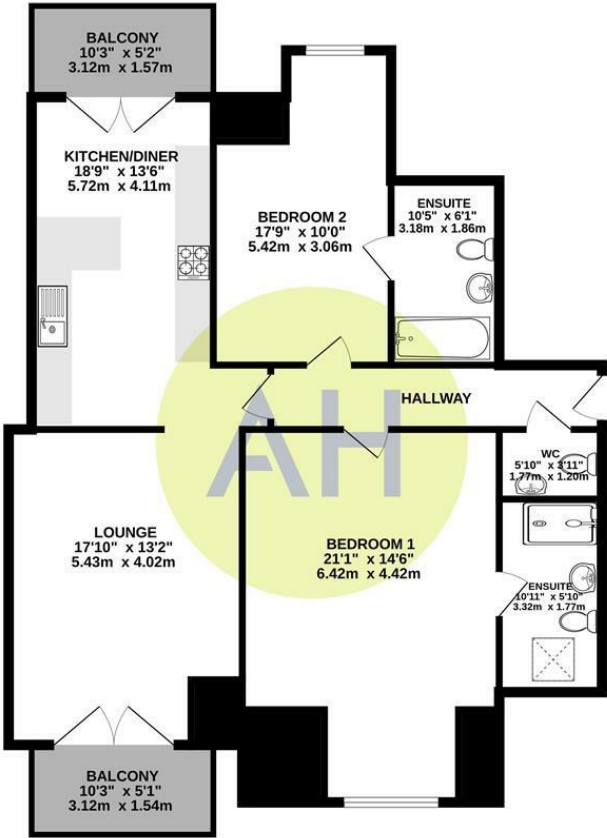








GROUND FLOOR  
1082 sq.ft. (100.5 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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.  
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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	



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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.