



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



**FLAT 6 45 DERBYSHIRE ROAD, M33 3FJ**  
**£220,000**



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## DESCRIPTION

SPACIOUS TWO-BEDROOM APARTMENT WITH BALCONY, GARAGE AND ALLOCATED PARKING, IN A SOUGHT-AFTER LOCATION CLOSE TO SALE TOWN CENTRE, EXCELLENT SCHOOLS AND TRANSPORT LINKS.

Situated in a highly convenient position, this well-proportioned two-bedroom apartment offers easy access to a range of local amenities. Excellent schools for all ages are close by—including Sale High School just around the corner, and both Sale Grammar and Lime Tree Primary within comfortable walking distance. Sale Town Centre and Sale Moor Village are also easily reached on foot, providing a great selection of shops, cafés, bars and everyday essentials. Commuters will appreciate the strong transport links, with Metrolink, regular bus routes and the motorway network all readily accessible.

The apartment is entered via a generous hallway with two handy storage cupboards. The bright and spacious living/dining room extends to over 17ft and enjoys plenty of natural light thanks to the floor-to-ceiling window and glazed door leading out to a south-facing balcony—perfect for enjoying the sunshine. The kitchen sits separately and is fitted with a range of units and space for appliances.

There are two bedrooms: a comfortable single room and a larger double bedroom with its own access to the balcony. The accommodation is completed by a modern bathroom with a shower over the bath. Externally, the property benefits from allocated parking and a private garage—an increasingly rare advantage in this location. Service Charge: Approx. £160 per month. Zero ground rent payable.

A great opportunity to secure a spacious apartment in a superbly located development—early viewing is strongly recommended.

## KEY FEATURES

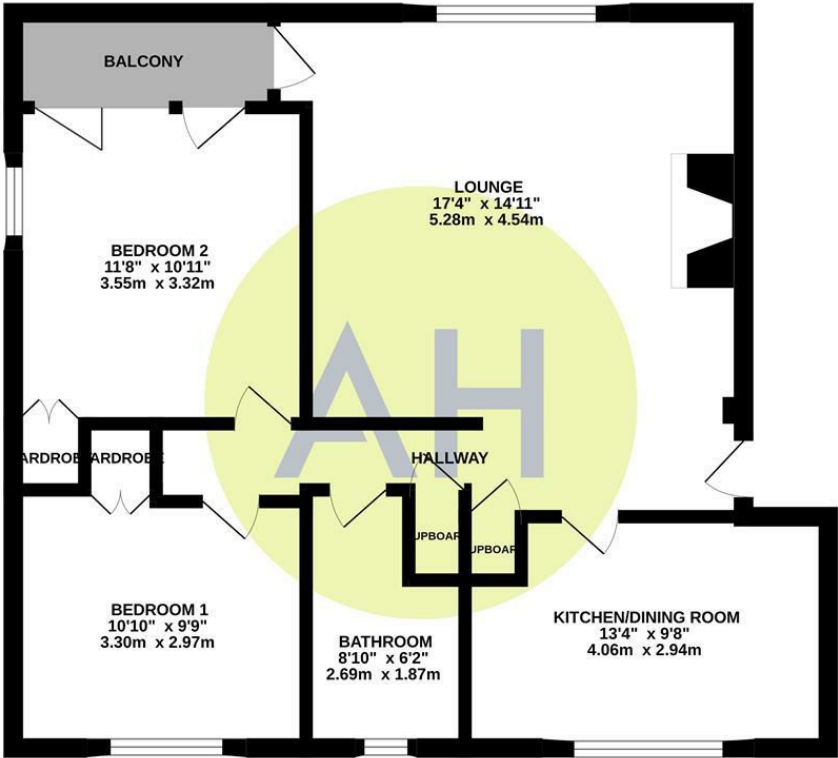
- Spacious two bedroom apartment
- Allocated parking & SINGLE GARAGE
- Spacious separate kitchen
- A moment from the Metrolink
- Located a moments walk from Sale centre
- Fantastic South facing balcony
- Large 17ft living/dining area
- No onward chain



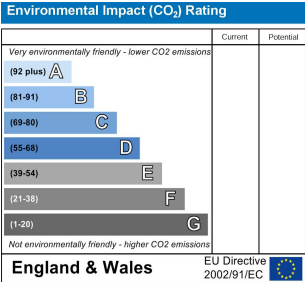
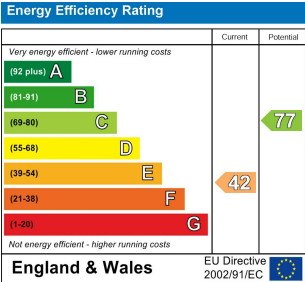




GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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ASHWORTH HOLME

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



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