



**THORNLEY
GROVES**

**Apt 18 Central 3
Wharf Road**

**Sale
M33 2ZG**



- Top Floor Apartment
- Generous Accommodation
- Balcony
- Large Lounge
- Breakfast Kitchen
- Double Bedroom
- White Bathroom Suite
- Allocated Parking Space
- Ample Storage Throughout
- No Chain!

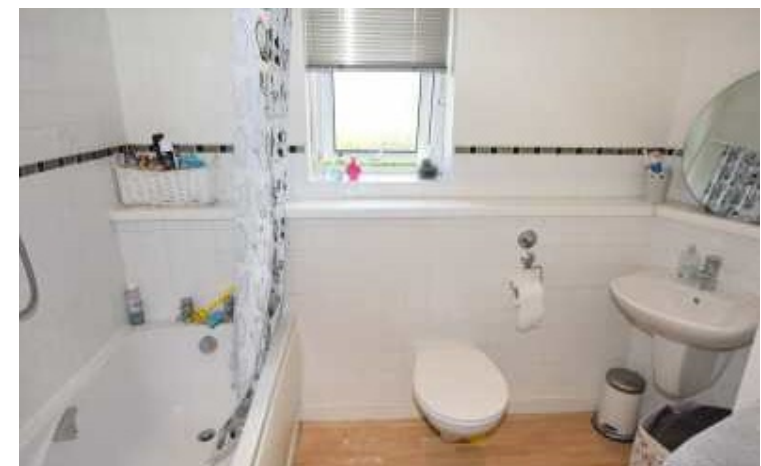
£144,950

100 School Road M33 7XB

Tel: 0161 962 4111 Email: sale@thornleygroves.co.uk

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An excellent sized one bedroom apartment positioned on the top floor of the very convenient and popular Central Development in Sale. Providing spacious accommodation and plenty of storage throughout with the added bonus of a balcony with views over the development. The accommodation comprises: Entrance Hall with store cupboard, Living Room with door to balcony, Fully Fitted Breakfast Kitchen, Double Bedroom with access to balcony and built in wardrobes, and a white Bathroom suite. Allocated parking can be found within the development which is positioned conveniently within a stones throw from Sale Town Centre, The Metrolink and many other amenities.



ACCOMMODATION IN DETAIL

ON THE GROUND FLOOR THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE HALLWAY

Accessed via a security intercom system. Stairway rising to all floors.

ON THE THIRD FLOOR THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Wall mounted security intercom system. Laminate flooring. Wall mounted thermostat heating control.

LIVING ROOM

A large reception room with ample space for dining. Double doors opening onto the balcony. Open plan feature to the Kitchen. Halogen downlighting. TV point. Phone point.

KITCHEN

Comprising; base and wall mounted units with roll edge work surfaces over. One and a half bowl stainless steel sink unit with mixer tap over and storage under. Four ring gas hob with extractor fan. Built in oven. Splashback tiling. Built in fridge freezer. Space for washer dryer. Halogen downlighting. Cupboard housing boiler. Window to the side aspect.

BEDROOM

A large double bedroom with double doors opening onto the balcony. Built in wardrobes.

BATHROOM

A three piece suite comprising; low level W.C. Pedestal wash basin. Panelled bath with main shower over and glass shower screen. Laminate flooring. Partly tiled walls. Extractor fan. Halogen downlighting. Frosted window to the

side aspect.

GENERAL DESCRIPTION OF THE OUTSIDE

Externally the Apartment itself is located within a large development just a short walk from Sale Town Centre, benefitting from well maintained communal gardens and allocated parking.

TENURE

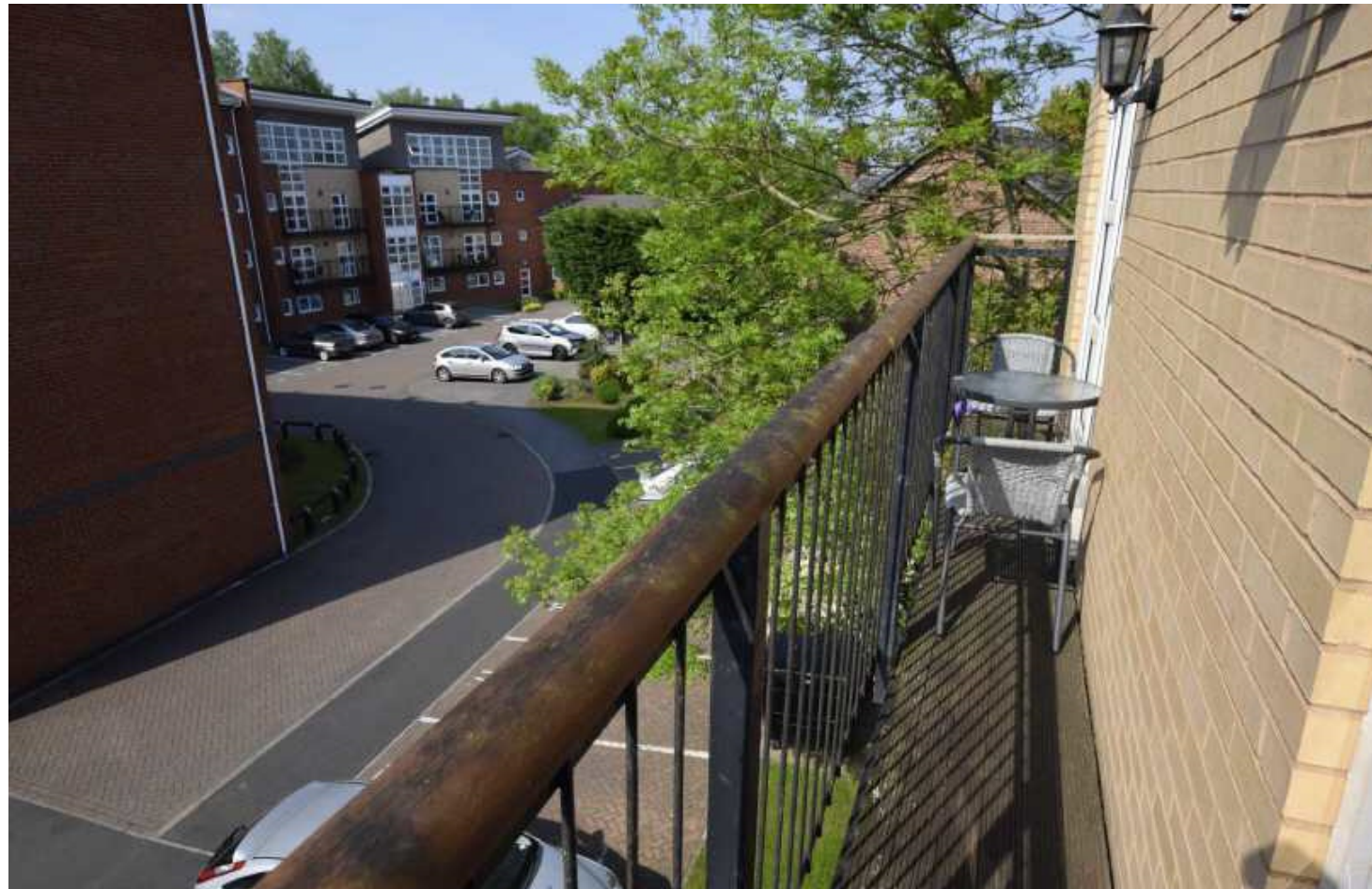
We are informed the tenure of this property is long leasehold the residue of 200 years from 2002 with a ground rent of £75.

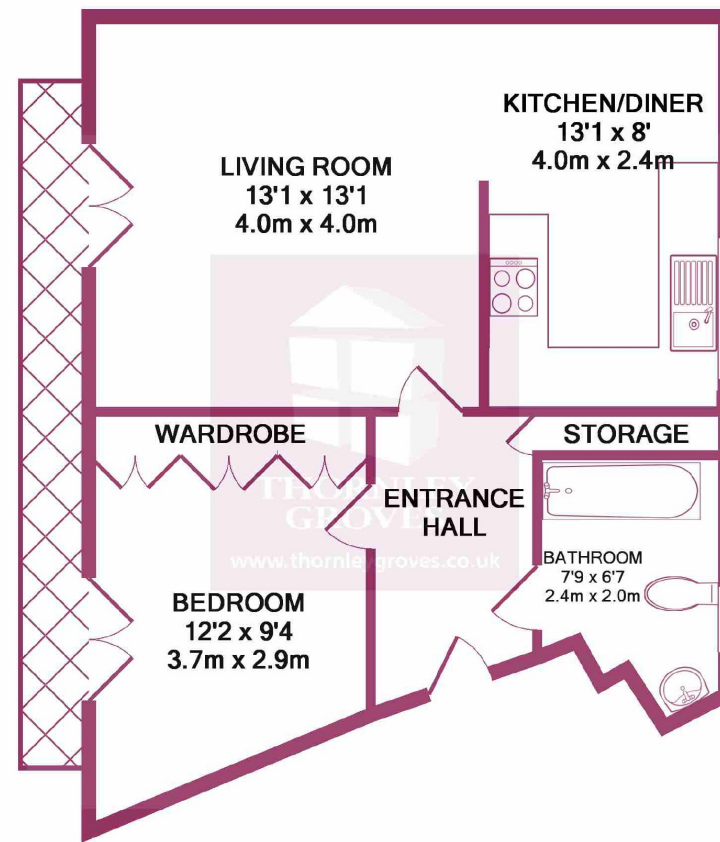
COUNCIL TAX

The property is in the Trafford Borough, Council Tax - Band B (£1154.91 pa)

DIRECTIONS

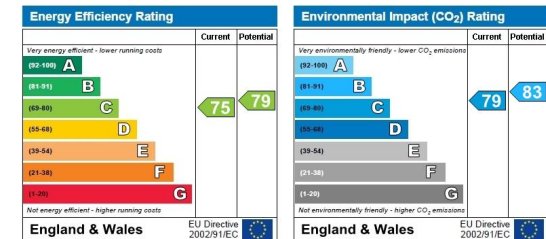
Leaving Sale along Northenden Road heading in the direction of Sale Moor Village take the immediate left opposite Sale Metrolink Station onto Broad Road continuing along and taking the first left onto Wharf Road. Follow Wharf Road around into the Central Development and Central 3 can be found on the right hand side.





TOTAL APPROX. FLOOR AREA 495 SQ.FT. (45.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Manchester Central
9 John Dalton Street M2 6FW
Tel: 0161 245 1111

Manchester Northern Quarter
84 Tib Street M4 1LG
Tel: 0161 245 1111

Manchester Southern Gateway
25 Whitworth St West M1 5ND
Tel: 0161 245 1111

Salford City Point
150 Chapel Street M3 6AF
Tel: 0161 245 1111

Swinton
46 Chorley Road M27 5AF
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