



Trident House, Apt 30 21-25 Ashton Lane, Sale, Cheshire, M33 6PS

Nestled in the charming area of Ashton Lane, Sale, this delightful second-floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 699 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office.

The flat boasts two modern bathrooms, ensuring that morning routines are a breeze and providing ample privacy for residents and guests alike. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Ashton Lane is known for its vibrant community and excellent local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected by public transport, making commuting to nearby cities a straightforward affair.

This property presents a wonderful opportunity for those looking to settle in a desirable location while enjoying the comforts of modern living. Whether you are a first-time buyer or seeking a rental investment, this flat is sure to impress with its appealing features and prime location. Do not miss the chance to make this lovely flat your new home.

£175,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Lounge/Dining Room/Kitchen

17'3 x 14'2

This bright and welcoming open-plan space combines the lounge, dining area and kitchen in one generous room. It features a clean, modern kitchen fitted with white cabinetry, an oven, hob and extractor hood, and a sink. The room is finished with light wood-effect flooring and is illuminated by recessed ceiling lights and a pendant light with a warm-toned shade. A grey sofa sits comfortably in the lounge area, opposite a bright yellow accent wall that adds a cheerful touch to the otherwise neutral palette. Large windows allow plenty of natural light to flood the space, creating an inviting atmosphere for relaxing or entertaining.

Entrance Hall

The entrance hall offers a practical and simple welcome to the home, with light wood flooring extending through from the main living space. The walls are painted white, complemented by a yellow accent wall at one end, adding a splash of colour. A white door leads into the property, and a telephone intercom is mounted on the wall for added security and convenience.

Master Bedroom

14'2 x 10'9

This spacious bedroom features a striking teal accent wall behind a wooden framed double bed with a mattress. Light wood flooring continues throughout, paired with white walls for a fresh and airy feel. The room benefits from a large window that brings in plenty of natural light. Furnished with a wooden chest of drawers, a full-length mirror and a floor lamp, this room provides a tranquil and comfortable retreat.

Bedroom

10'3 x 10'

A second bedroom that continues the light, airy theme with a teal feature wall and matching light wood flooring. It is furnished with a simple wooden single bed and a black chair. The large window fills the room with natural light, providing a pleasant outlook. This bedroom offers a calm and cosy space.

Bathroom

9'3 x 5'8

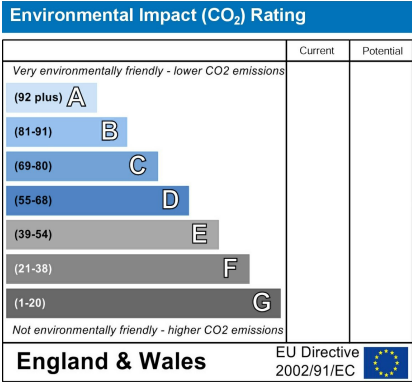
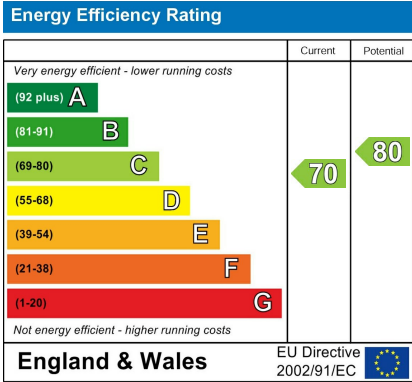
The family bathroom features a clean, contemporary design with

light-coloured tiled walls and floor. It houses a white bathtub with a shower over, a pedestal wash basin and a close-coupled toilet. A large frosted window allows natural light while maintaining privacy, and a round mirror adds a stylish touch above the basin.

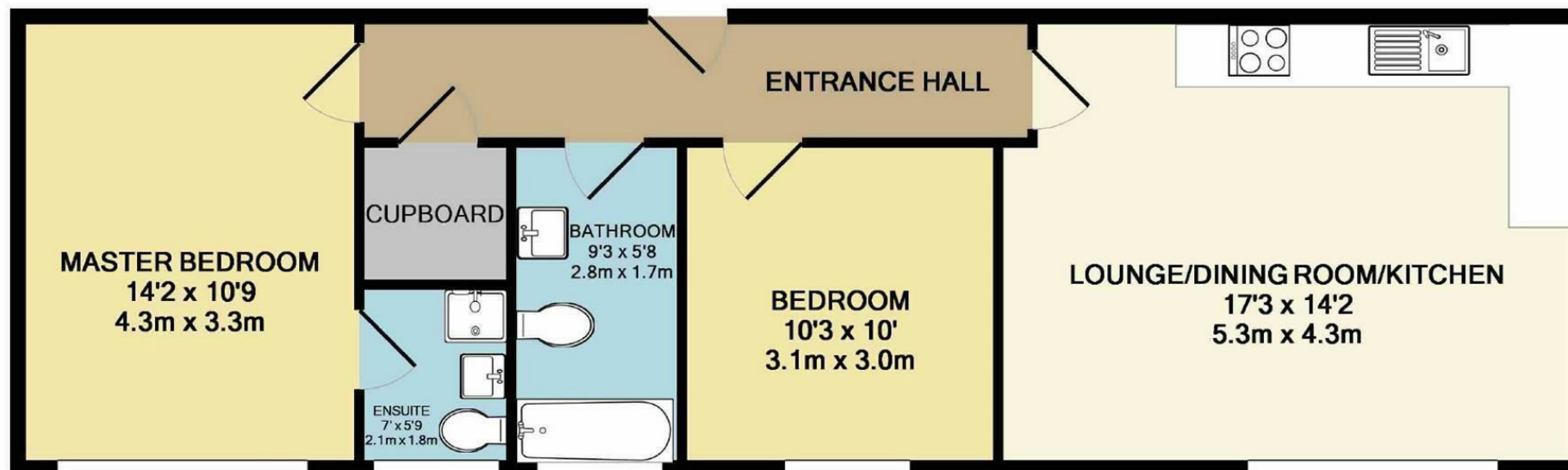
Ensuite

7'0 x 5'9

The ensuite bathroom maintains a sleek, modern feel with grey tiled walls and floors. It offers a spacious shower enclosure with glass doors, a pedestal sink and a close-coupled toilet. A frosted window provides natural light and privacy, creating a comfortable and practical space.







TOTAL APPROX. FLOOR AREA 699 SQ.FT. (65.0 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only

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