



Flat 6 Grove Park, Harboro Grove, Sale, Cheshire, M33 5BB

Two double bedroom, second floor apartment situated on a popular road with just a short walk to Brooklands Metrolink, nearby the amenities of Sale Centre and within catchment for good local schools, including Ashton on Mersey School. Being sold with no onward chain, the property comprises; communal entrance hallway with intercom system, staircase to second floor, private entrance hall, open plan kitchen, dining and lounge area with private balcony, two double bedrooms and modern bathroom. Externally, there are well cared for gardens and the apartment includes a garage with up and over door.

Ideal for first time buyers, down-sizers and investors. Viewing strongly recommended!

£165,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Communal Entrance Hall

Communal entrance door with intercom system, staircase to all floors.

Entrance Hall

Accessed via a wooden door, carpeted flooring, ceiling light point, useful store cupboard and access to all rooms.

Kitchen/Diner/Living Room 7.8 x 3.2 (25'7" x 10'6")

Spacious open plan living room with one section dedicated to the modern fitted kitchen which comprises a range of wall and base level units incorporating; integrated fridge/freezer, induction hob with extractor hood above, integrated electric oven, 1 ½ sink with mixer tap and drainer and space for washing machine. Further space for dining table and electric fire place creating a focal point for the lounge area. UPVC window to the rear aspect overlooking the gardens from the kitchen sink, UPVC window to the side aspect and UPVC sliding door to give access to the balcony from the lounge area, which all allow ample natural light to stream through. Two radiators and three ceiling light points.

Master Bedroom 3.3 x 3.6 (10'10" x 11'10")

Good size master bedroom benefitting from fitted store cupboard and modern fitted wardrobes with drawers below. UPVC window to the front aspect, carpeted flooring, radiator and ceiling light point.

Bedroom Two 2.8 x 3.2 (9'2" x 10'6")

Another double bedroom, benefitting from two sets of fitted wardrobes for ample storage. UPVC window to the rear aspect, carpeted flooring, radiator and ceiling light point.

Bathroom 3.2 x 1.53 (10'6" x 5'0")

Fully tiled bathroom fitted with a three piece suite comprising; low level WC, wash hand basin, panelled bath with thermostatic mains shower above. Obscured UPVC window to the rear aspect, Chrome towel radiator, recessed ceiling spotlighting and store cupboard housing the boiler.

Externally

Grove Park is set on a well maintained plot offering ample manicured gardens for residents. Garage with up and over door is included in the sale.

SERVICES

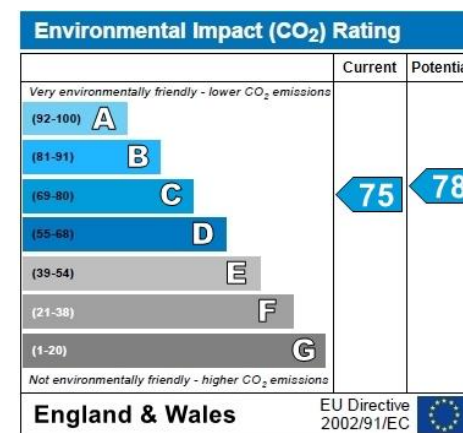
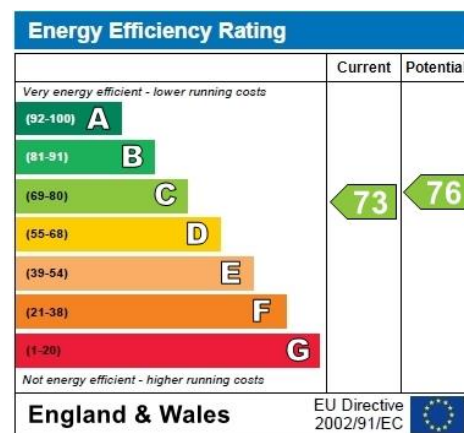
It is understood that the services are connected to the property. There are power points located through the property and a telephone line is connected subject to the usual transfer regulations. These points should, however, be verified with Solicitors.

FIXTURES AND FITTINGS

Only those items expressly mentioned within the confines of these particulars are included in the sale.

COUNCIL TAX

Please contact Council Tax Department to ascertain the banding and amount payable for the current year.







TOTAL APPROX. FLOOR AREA 618 SQ.FT. (57.5 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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CHORLTON Tel: 0161 860 4444 DIDSBUY Tel: 0161 445 4480 DISLEY Tel: 01663 767878 GLOSSOP Tel: 01457 858 888 HALE Tel: 0161 929 9797 MACCLESFIELD Tel: 01625 434 000
 MANCHESTER Tel: 0161 833 9499 NORTHERN QUARTER Tel: 0161 833 9499 SALE Tel: 0161 962 2828 SALFORD Tel: 0161 833 9499 WILMSLOW Tel: 01625 532 000 WHITHINGTON Tel: 0161 438 2414

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