



Flat 11 Bowland Court, 30 Wardle Road, Sale, Cheshire, M33 3DE

* TWO BED * GROUND FLOOR * CHAIN FREE * WITH GARAGE *

A well presented two bedroom ground floor apartment situated close to Sale town centre on the popular Wardle Road. The accommodation comprises of an entrance hall with access to storage cupboard, large living/dining area, fitted kitchen, one double bedroom with fitted wardrobes, a single bedroom and a modern white bathroom with shower over bath. This property benefits from gas central heating with radiators throughout and a storage cupboard houses the water tank. Outside there are landscaped gardens, communal parking and a single garage. Call now to view!

£170,000

Viewing arrangements

Viewing strictly by appointment through the agent
95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Hallway

Double storage cupboard with sliding door

Living Room 4.4 x 4.1 (14'5" x 13'5")

Larger than average room, carpeted with large window to rear aspect

Kitchen 2.8 x 3.38 (9'2" x 11'1")

Fitted kitchen, wall and base units, combi boiler

Bedroom One 3.9 x 2.55 (12'10" x 8'4")

Carpeted window to side aspect, fitted wardrobes with folding doors

Bedroom Two 3.1 x 1.8 (10'2" x 5'11")

Single bedroom, window to rear, access to storage cupboard

Bathroom 2.02 x 1.9 (6'8" x 6'3")

Three piece suit, white tiled walls, grey tiled floor, shower over bath, heated towel rail

Service Charge

999 Year Lease

Service Charge - £94 PCM

Ground Rent - £25 PA

SERVICES

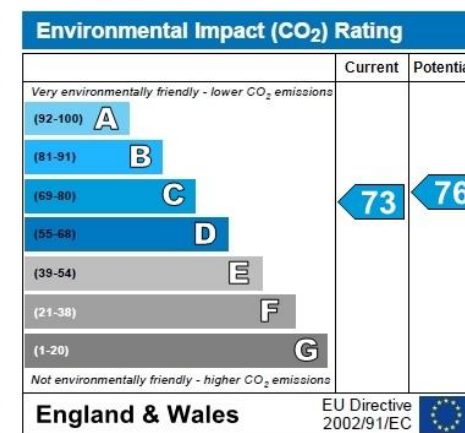
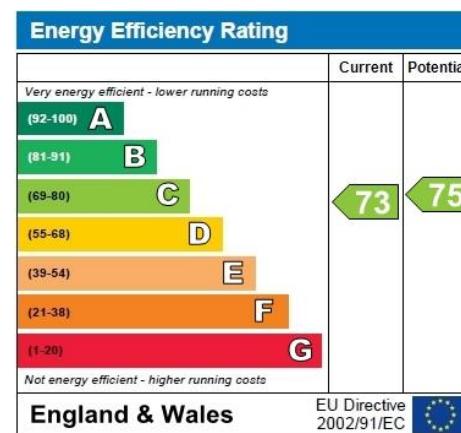
It is understood that the services are connected to the property. There are power points located through the property and a telephone line is connected subject to the usual transfer regulations. These points should, however, be verified with Solicitors.

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.







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

These Particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Email: sale@jordanfishwick.co.uk

