



# 6a North Parade, Sale, Cheshire, M33 3JS

Well presented, two double bedroom apartment situated above 'One Stop' on North Parade, most suited to young professionals/couples. With access road off Norris Road leading to a staircase to access to a decked area for use of this property and the adjoining apartment. Spacious entrance hallway, open plan kitchen/living area, two double bedrooms and modern shower room. Benefitting from one parking space.

125 Year Lease from 1984. We understand there is no service charge or ground rent payable. Council Tax Band A. EPC Rating D.

## £200,000 Offers Over

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Entrance Hall

Accessed via UPVC door. Laminate flooring, ceiling lighting and access to;

#### Open Plan Living Kitchen

17'4" x 17'8" (widest points)

Spacious living space with two UPVC windows to the front aspect, ceiling spotlighting, wall mounted electric radiator, laminate flooring. The kitchen area is fitted with a range of wall and base level units incorporating integrated dishwasher and fridge freezer. Space for washing machine.

#### Bedroom One

15'1" x 10'9"

Double bedroom with UPVC window, ceiling spotlighting, laminate flooring, wall mounted electric radiator.

#### Bedroom Two

9'10" x 11'5" (excl. bay)

Bay fronted double bedroom with UPVC windows, laminate flooring, wall mounted electric radiator and ceiling spotlighting.

#### Shower Room

6'6" x 6'2"

Modern fitted shower room with double shower unit with thermostatic mains shower and glazed screen, low level WC and wash basin with drawers beneath. Tiled walls, tiled flooring, obscured UPVC window and towel radiator.

#### Externally

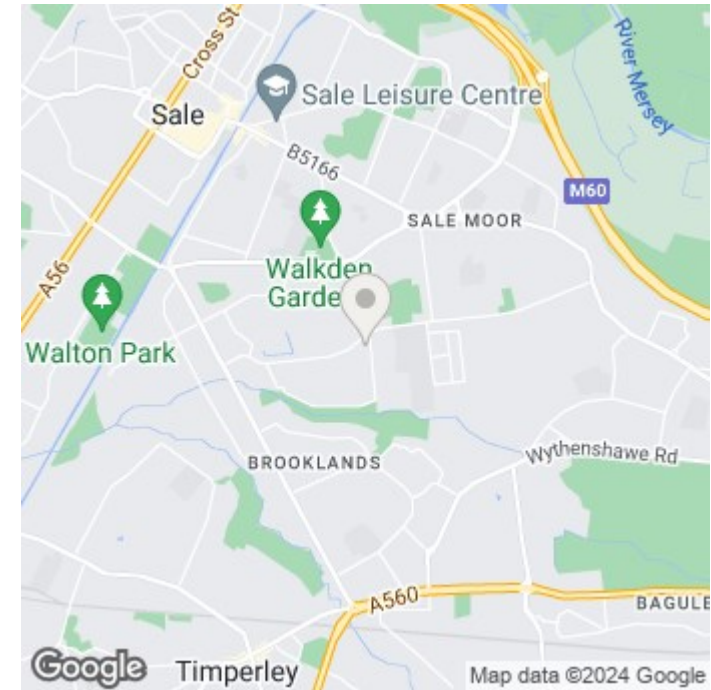
There is one parking space located at the rear of the shops at the bottom of the staircase to access the property. There is a decked seating area which is shared with the adjoining apartment.

#### Tenure

Leasehold

125 Year Lease from 2009

We understand there is no service charge or ground rent payable.

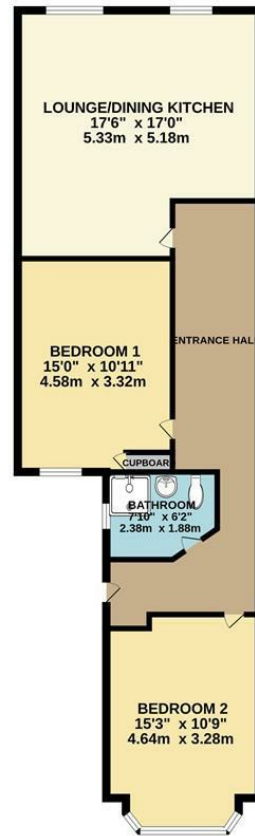


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	55	72
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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