



Flat 10 Boothroyd, Washway Road, Sale, M33 4BP

Stunning two double bedroom apartment positioned on the top floor of a beautiful, Edwardian residence, with open plan living/ dining. kitchen. Exposed beams and many skylight windows allow natural light to stream through, this unique apartment will appeal to a range of first time buyers, down-sizers and buy to let investors. Boothroyd is set back from Washway Road, just a walk away from Brooklands Metrolink and close to motorway links. The property briefly comprises; grand communal entrance hall with staircase leading to the apartment door on the top floor, open plan kitchen/dining/living room, two bedrooms and newly fitted three piece bathroom suite. There is ample off road parking to the front of the building and communal grounds. Call to view! Furniture available for negotiation!.

£250,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Lease Details

Service Charge £42 PCM
Ground Rent £200 PA
120 Years from 1st Jan 2007

Communal Entrance Hall

Grand entrance hall, with wooden spindled staircase leading to all floors. Beautiful original stained glass window to front aspect.

Living Room/ Kitchen / Diner

Lovely open plan space with vaulted ceiling and exposed beams, skylights and spotlighting make this a beautiful bright space. The living / dining area is carpeted, with TV point and radiators. Kitchen area is fitted with good range of base units and breakfast bar. Appliances include slimline dishwasher, fridge, extractor hood and freestanding Range style cooker and washer dryer.

Bedroom One

Double bedroom with carpeted flooring, skylight window, two ceiling light points and small cupboard housing the boiler.

Bedroom Two

Second bedroom with carpeted flooring, skylight window, radiator and ceiling light point. Pull down ladders for access to storage room.

Shower Room

Newly fitted three piece suite comprising; large shower cubicle, low level WC and hand wash basin in vanity unit. Ceiling spotlighting, skylight window, tiled flooring and towel radiator.

Storage Space

Pull down ladder to storage space. Fitted storage, laminate flooring and skylight window gives access to roof top.

Externally

Set back from Washway Road with lawned gardens and ample parking to the front and side of the building.

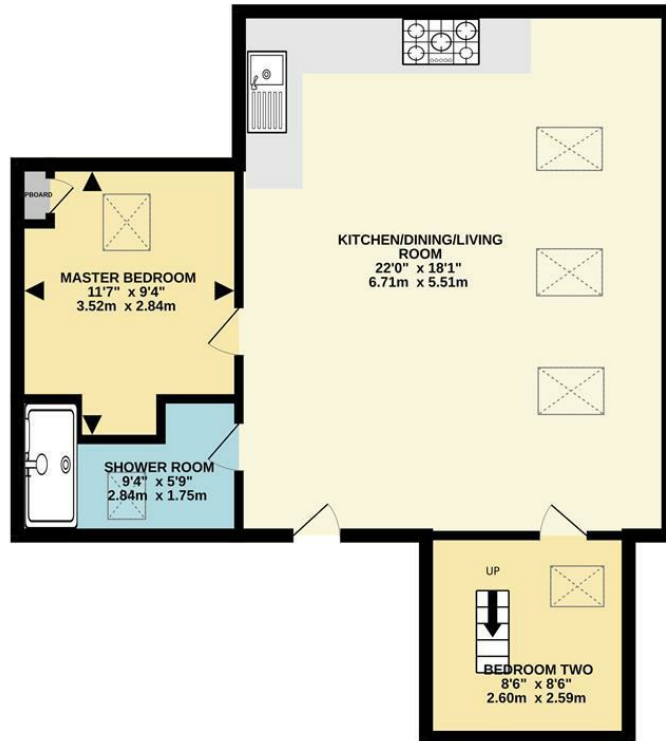


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

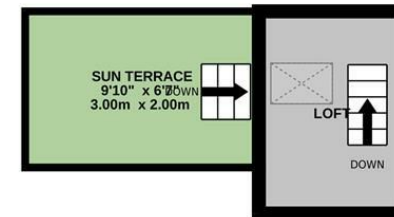
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
52 sq.ft. (4.9 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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