



Flat 1 Boothroyd, Sale, M33 4BP

£295,000

www.jordanfishwick.co.uk





Jordan fishwick

- Duplex Apartment in a Beautiful Edwardian House
- Two Ensuites
- Close to Local Amenities
- Service Charge £838.38
- EPC Rating B
- Two Double Bedrooms
- Full of Original Features
- Ground Rent £200 PA
- Council Tax Band A
- No Chain!

Two Bedroom Duplex Apartment forming part of an impressive period property full of character and charm. The property briefly comprises; communal grand entrance hallway with many original features, door to access the apartment, generous lounge/diner, modern fitted kitchen, two double bedrooms with ensuite facilities. The property is located close to Sale Town centre offering easy access to Altrincham, City Centre, Metrolink network. Council Tax Band A. EPC Rating B. Leasehold. No Chain!

£295,000



Ground Floor

Lounge/Diner 18'0" x 25'11" (5.5 x 7.9)

Kitchen 8'10" x 14'5" (2.7 x 4.4)

Lower Ground Floor

Master Bedroom 17'4" x 7'6" (5.3 x 2.3)

Dressing/Office Area 7'6" x 9'10" (2.3 x 3)

Ensuite Bathroom 6'10" x 7'2" (2.1 x 2.2)

Bedroom Two 13'11" x 13'1" (4.25 x 4)

Ensuite Shower Room 3'11" x 8'2" (1.2 x 2.5)

WC 3'11" x 8'8" (1.2 x 2.65)

Tenure





01619622828

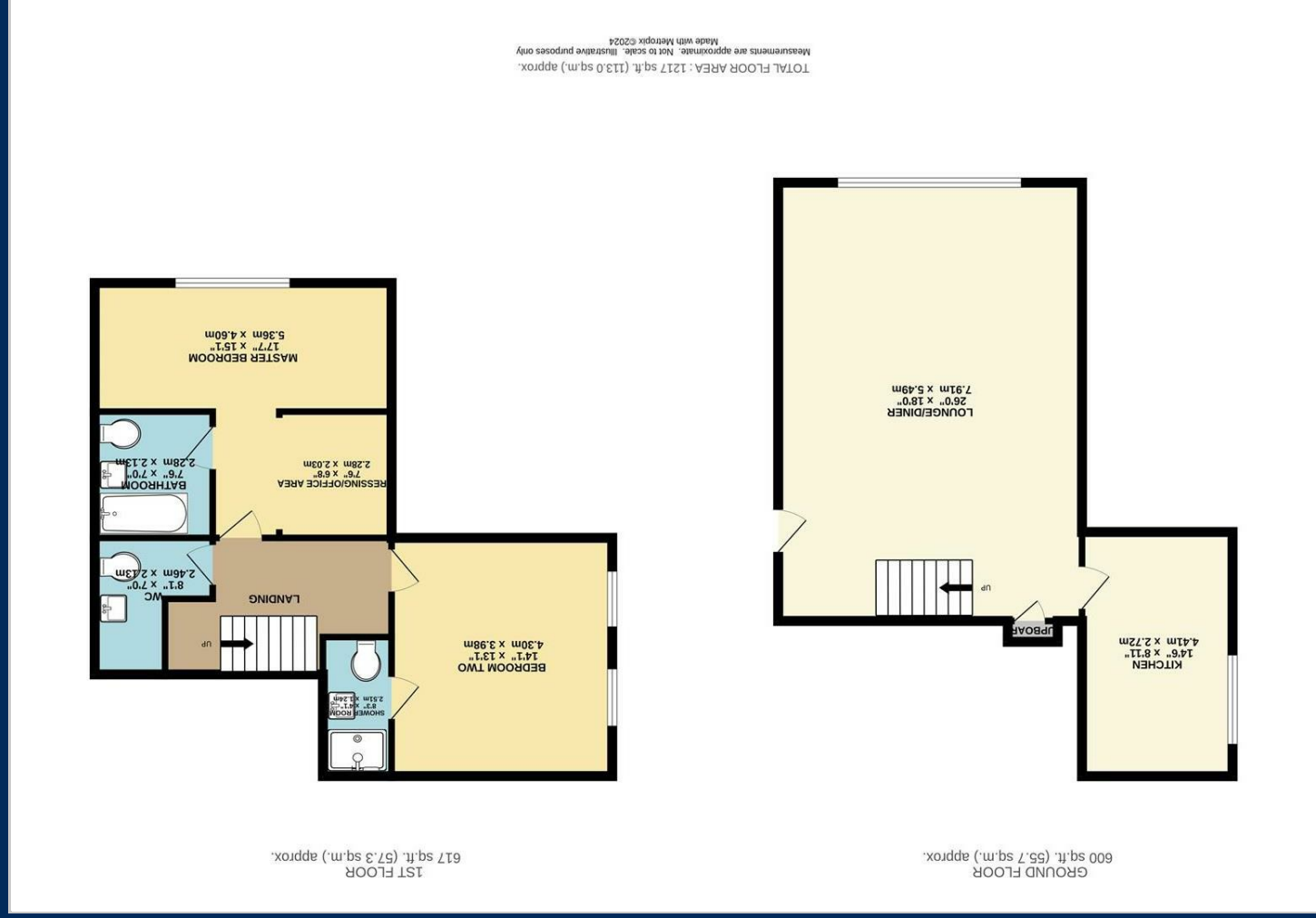
Jordan fishwick

Why take a risk?
Sell Smarter





Floor Plans

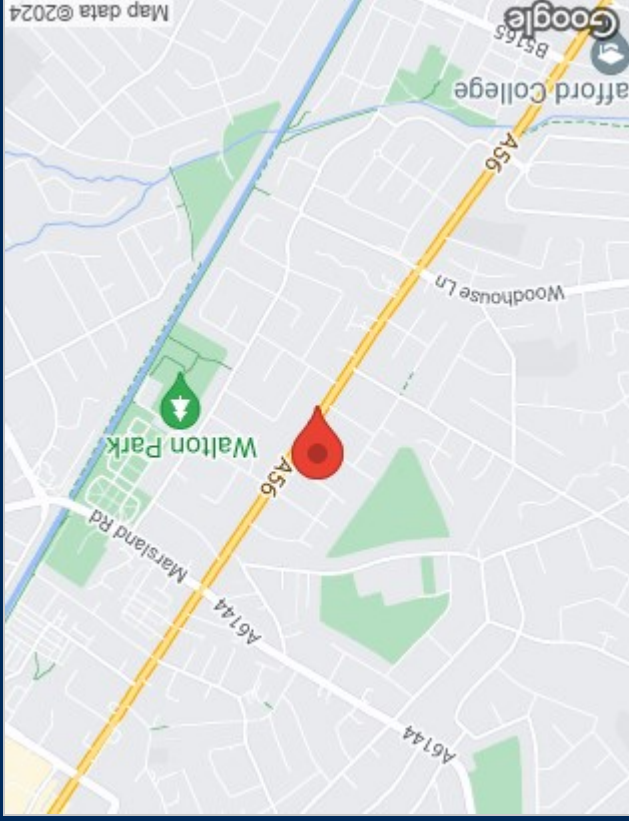


Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Possible
81	81
Very energy efficient - lower running costs (92-100) A	
Energy efficient (81-91) B	
Decent energy efficiency (69-80) C	
Fair energy efficiency (55-68) D	
Poor energy efficiency (39-54) E	
Energy inefficient (21-38) F	
Energy very inefficient (1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.