



Flat 6 Bowland Court, 30 Wardle Road, Sale, M33 3DE

* TWO BEDROOM * FIRST FLOOR * CHAIN FREE * WITH GARAGE * A two bedroom first floor apartment situated close to Sale Town Centre on the popular tree lined Wardle Road, IN NEED OF MODERNISATION. The accommodation comprises of entrance hall with storage cupboards, spacious living room/dining room, kitchen, two double bedrooms and a bathroom. Double glaze and warmed by electric storage heaters. Outside there are lovely gardens, communal parking and a single garage. Call now to view!

£175,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Lease Details

999 Year lease from 1975
Ground Rent - £50 pa
Service Charge - £110 pcm

Hall

Carpeted flooring, ceiling light point, radiator and intercom.

Living Room

Large floor to ceiling window to front aspect. Carpeted flooring, two ceiling light points and storage heater.

Kitchen

Fitted kitchen, window to front aspect. access to storage cupboard.

Bedroom One

Good size double with window to rear aspect. Carpeted flooring, ceiling light point, storage heater and built in wardrobe.

Bedroom Two

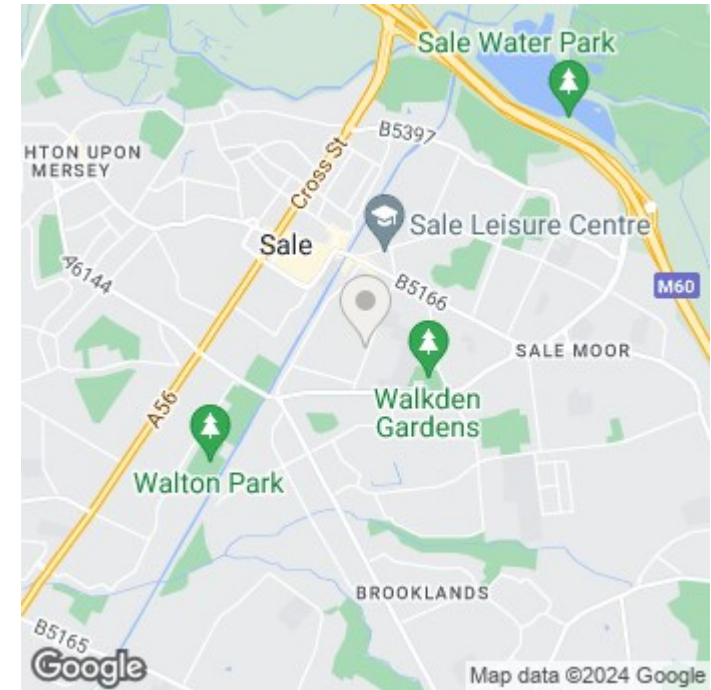
Double bedroom with window to rear aspect. Carpeted flooring, ceiling light point, storage heater and built in wardrobe.


Bathroom


Three piece suite with shower over bath, pedestal hand wash basin and WC.

External

Private garage included. Communal gardens, communal parking spaces and on street parking on Wardle Road.

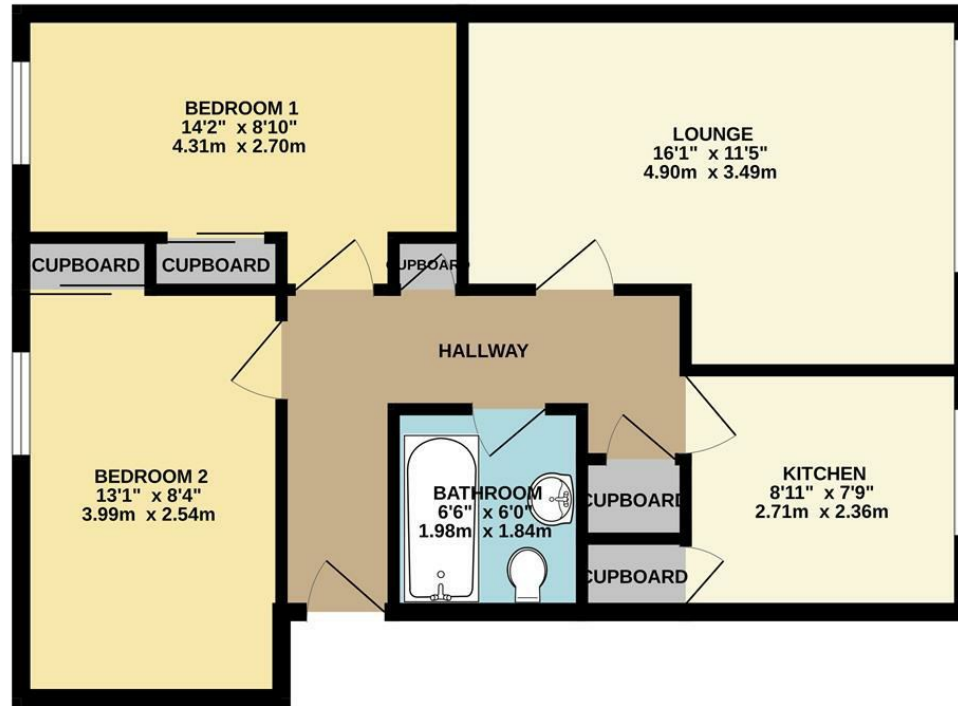


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	73	80
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 603 sq.ft. (56.0 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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