



Flat 22 Old Hall Court, Old Hall Road, Sale, M33 2HP

Compact one double bedroom second floor flat situated in a popular, central location within easy access to Sale Moor Village, transport links and amenities. Ideal investment or first time buyer property.

The property briefly comprises; communal entrance with intercom, communal staircase, communal landing with store cupboard for the flat, access to the flat into the living room, kitchen, bathroom and double bedroom.

Parking for residents at the rear of the building. Potential rental income approx £650 PCM.

EPC Rating E. Council Tax Band A. Leasehold.

£110,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Tenure

Leasehold

999 Year Lease from 1966

Service Charge: £792

Ground Rent: £4 PA

Living Room

13'5" x 12'1"

Accessed from the communal hallway, reception room with UPVC window to the side aspect, laminate flooring, ceiling light point.

Kitchen

7'2" x 6'2"

Fitted units with stainless steel sink with mixer tap/drain, integrated electric oven with hob and space for washing machine. Store cupboard housing the water tank, vinyl flooring, UPVC window to the front aspect, ceiling light point.

Bathroom

5'10" x 6'2"

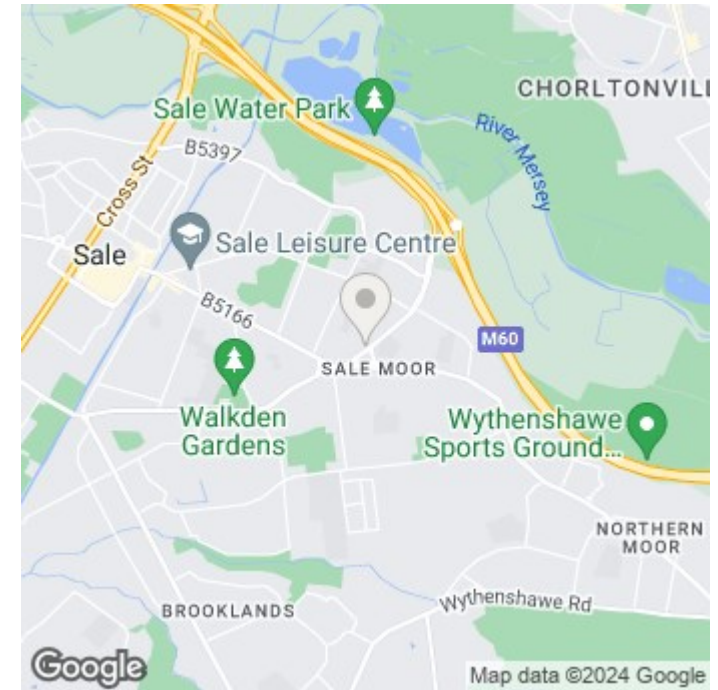
Three piece suite comprising: low level WC, pedestal wash basin and bath

with electric shower. Metro tiled walls, tiled flooring, obscured UPVC window to the side aspect and ceiling light point.

Bedroom

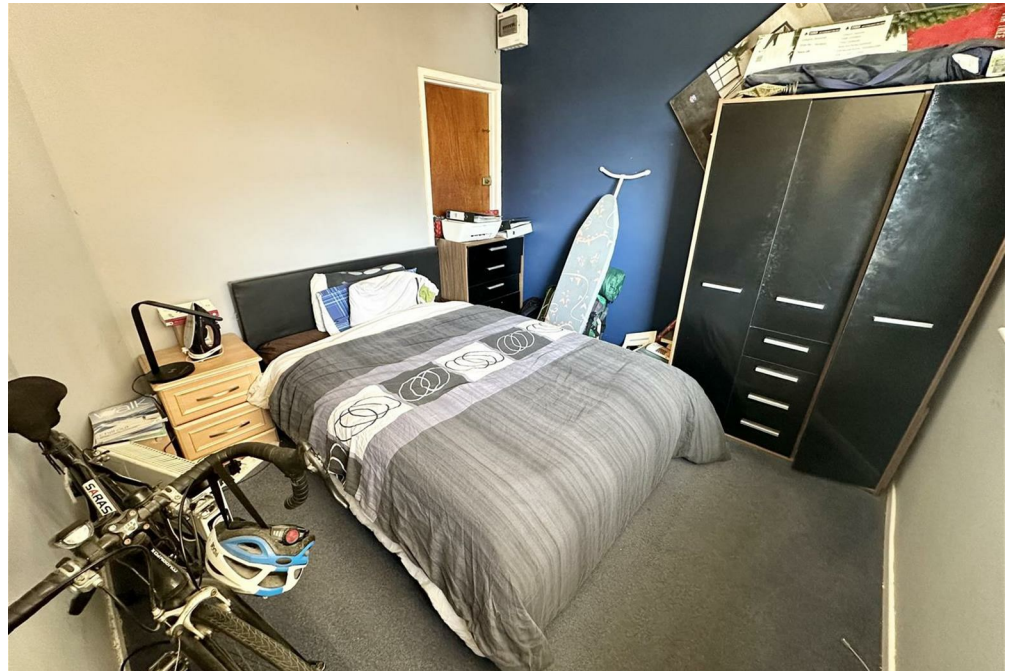
9'10" x 9'10"

Double bedroom with carpeted flooring, ceiling light point and UPVC window to the side aspect.



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>		
		75
	40	
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
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 340 sq.ft. (31.6 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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