



*jordan fishwick*

# Flat 15 Bowland Court, Wardle Road, Sale, M33 3DE

\* TWO BEDROOM \* FIRST FLOOR \* NO CHAIN \* WITH GARAGE \* A two double 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, living room/dining room, kitchen, two double bedrooms and a shower room. Double glazed and warmed by gas central heating (new combi boiler). Outside there are lovely gardens, communal parking and a single garage. Call now to view!

## £180,000

### 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  
Service Charge £110 pcm  
Ground Rent £25 PA

#### Hallway

Carpeted flooring, ceiling light point and radiator.

#### Living Room

Reception room with window to front aspect. Carpeted flooring, ceiling light points and radiator.

#### Kitchen

Fitted with good range of wall and base units. Carpeted flooring, ceiling light point and window to front aspect. Wall mounted combi boiler.

#### Bedroom One

Double bedroom with window to rear aspect, carpeted flooring, ceiling light point and radiator. Fitted wardrobes.

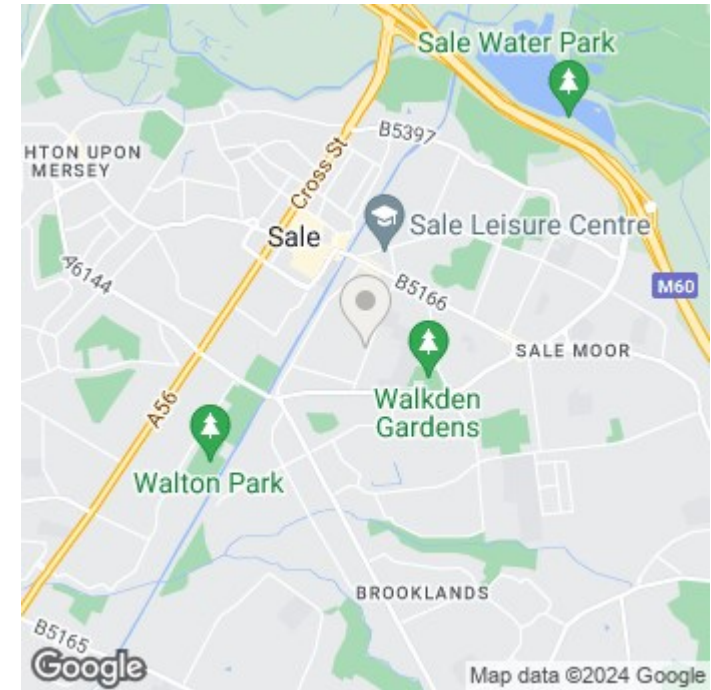
#### Bedroom Two

Double bedroom with window to rear aspect, carpeted flooring, ceiling light point and radiator. Fitted wardrobe.

#### Shower Room

#### Externally

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

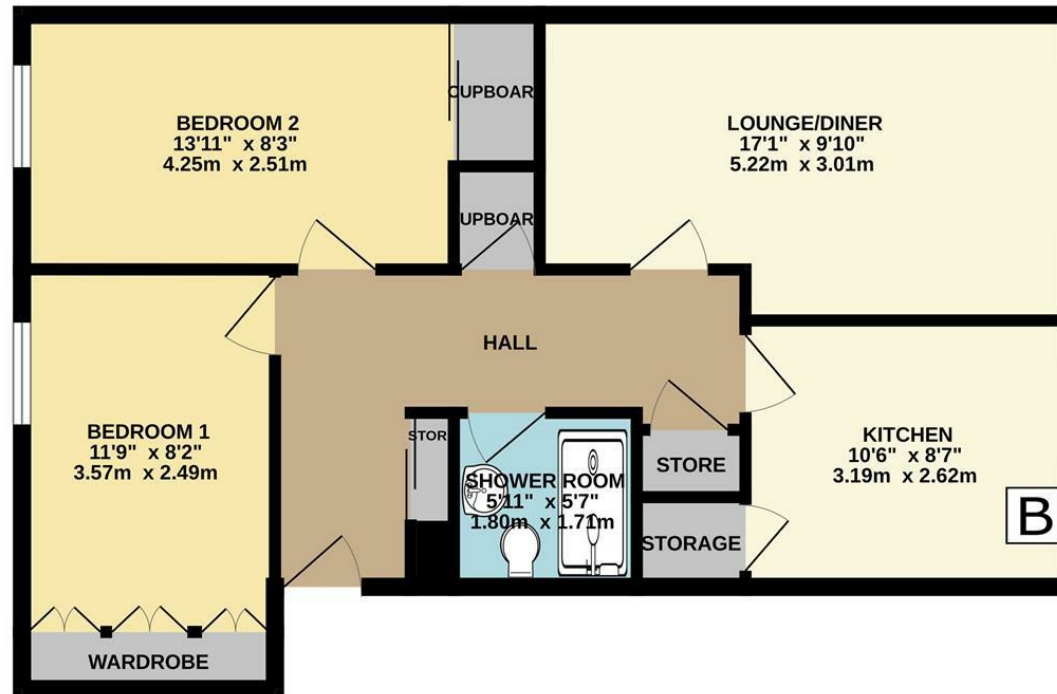


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	76	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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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