



Flat 9, Central 5 Wharf Road, Sale, Trafford, M33 2ZJ

£1,300 Per month

PROPERTY ONE



*****OPEN DAY 8TH NOVEMBER - BY APPOINTMENT ONLY*****

We are delighted to welcome to the market this Well Presented First Floor Apartment situated in the Heart of Sale, within Close Proximity to Excellent Transport Links into Manchester City Centre via the M60, and an Array of Amenities including bars and restaurants nearby.

The accommodation briefly comprises: Entrance into Hallway with storage cupboard and through into a Reception Room to the rear, with Balcony to the front and an Open-Plan aspect into the Kitchen to the rear. The Kitchen boasts integral Oven, Hob, Extractor, Fridge Freezer, Dishwasher, Washing Machine & Microwave with breakfast bar. There are Two Double Bedrooms, both with fitted wardrobes and the master boasting a Modern Ensuite Shower Room. There is a Family Bathroom to the front of the apartment with WC, wash basin & bath.

Externally, there is Allocated Off-Road Parking for One Vehicle with spaces for guests. The apartment is offered on a Fully Furnished Basis and is Council Tax Band- C. EPC Grade- B. Property is a leasehold flat.

Available 11/11/25

- OPEN DAY 8TH NOVEMBER - BY APPOINTMENT ONLY
- Generous Reception Room
- Modern Kitchen with Appliances
- Ensuite Shower Room
- Allocated Off-Road Parking

- Modern First Floor Apartment
- Ample Dining Space
- Two Double Bedrooms
- Family Bathroom
- In the Heart of Sale

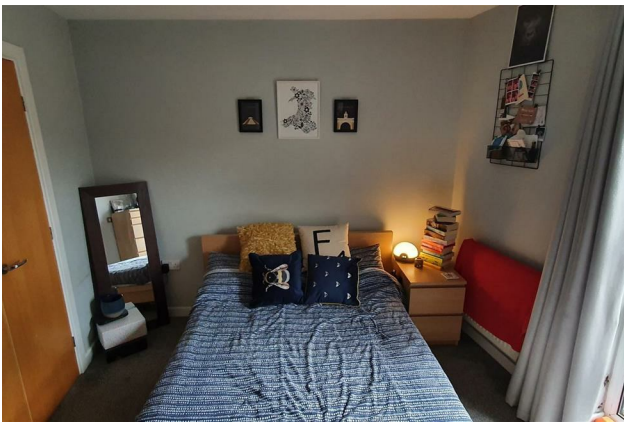
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapbox 12/2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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