

# jordan fishwick

95-97 School Road  
Sale  
Cheshire  
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0161 962 2828



**12 The Pines, Sale, M33 3SW**

**£250,000**

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)







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- CHAIN FREE
- Two Bathrooms
- Recently Refurbished Modern Kitchen
- New Combi Boiler in 2023
- Service Charge - £2020 Annually
- Beautifully Presented Two Bedroom Ground Floor Apartment
- Sought After Location Close to the Metrolink
- Allocated Parking Space Plus Visitor Bays
- EPC Rating Awaited - Council Tax Band C
- Ground Rent £150 Annually

**\*\*CHAIN FREE\*\***

Constructed by the award winning Morris Group, this stylish two bedroom, ground floor apartment located off Brooklands Road, has been lovingly maintained by its owner and offers generous living space. The property is well positioned at the rear of the development benefitting from no traffic noise.

Comprising in brief; a spacious entrance hallway with a large storage cupboard housing washing machine/dryer, a well proportioned master bedroom with a three piece ensuite, good sized second bedroom, contemporary bathroom with shower over bath. Complete with a generous living/dining room leading into a modern, recently refurbished kitchen.

Externally there is a secure gated entrance with landscaped communal gardens and allocated parking Bay 17. The development is located within walking distance to the Metrolink, close to Sale town centre and the Bridge Water Canal. Warmed by gas central heating, with a new combi boiler fitted in 2023 and double glazed through out. A MUST VIEW!!

EPC Rating Awaited. Trafford Council Tax Band C. Service Charge £2020 Annually. Ground Rent £150 Annually.



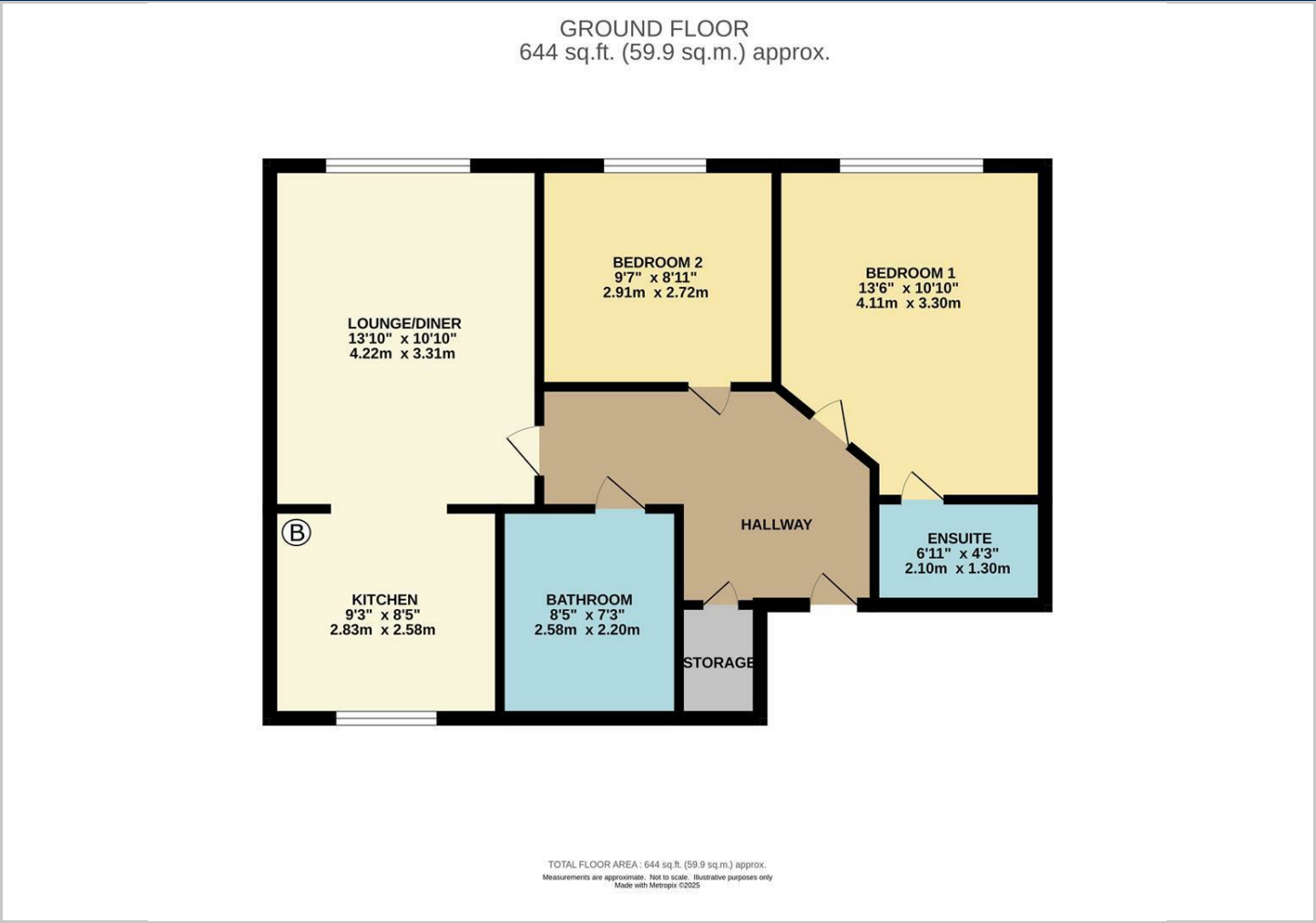








Floor Plans

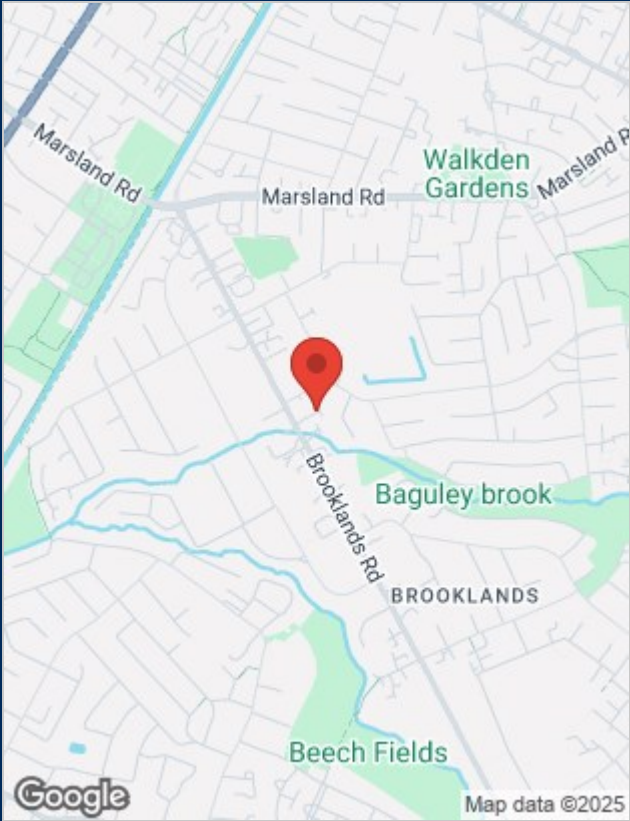


Viewing

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

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.

Location Map



Energy Performance Graph

