



**Apt 12 Maple Court, Sale, M33 7JW**

Offers Over £240,000

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# jordan fishwick

- No onward chain
- Spacious Lounge/kitchen With Access To Terrace
- Close Proximity To Metro-Link And Sale Town Centre
- Council Tax Band C and EPC rating C
- Two Bedroom Apartment
- Modern Kitchen With Integrated Appliances
- Allocated Parking
- Lift

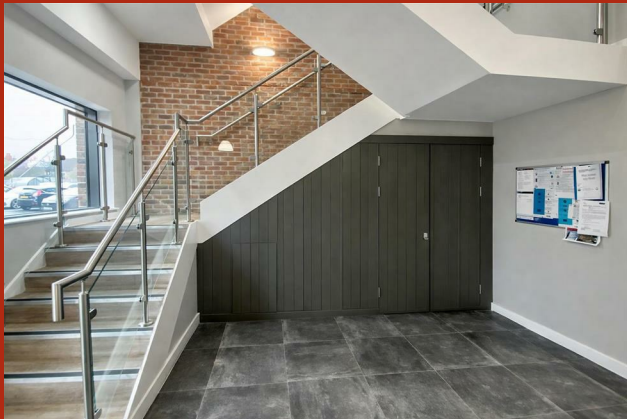
**\*NO ONWARD CHAIN \*** Welcome to this delightful second floor apartment located in the sought-after Maple Court on Cross Street, Sale. This modern residence offers a perfect blend of comfort and contemporary living.

The apartment features two spacious double bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom is designed with modern fixtures, ensuring convenience for all residents. The heart of the home is the open plan kitchen, diner, and living room, which creates a welcoming atmosphere for entertaining guests or enjoying quiet evenings in. This layout not only maximises space but also allows for a seamless flow between the different areas of the apartment.

One of the standout features of this property is the charming balcony, where you can enjoy your morning coffee or unwind after a long day while taking in the views of the surrounding area. Additionally, the apartment comes with parking for one vehicle, a valuable asset in this bustling location.

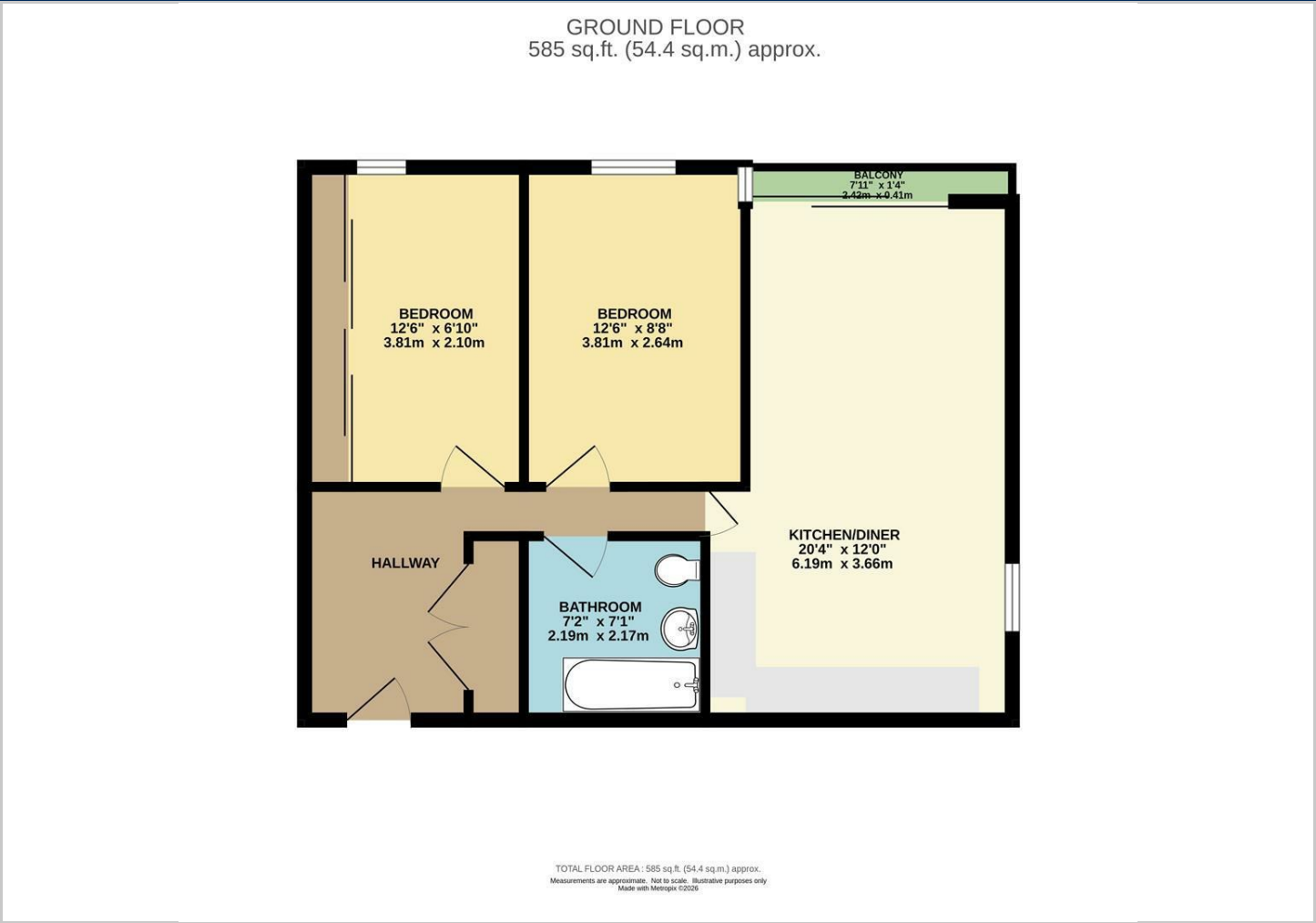
Situated in a great area, this apartment is close to local amenities, making it an ideal choice for those seeking convenience and accessibility. With no onward chain, this property is ready for you to move in and make it your own.

Whether you are a first-time buyer or looking to downsize, this apartment at Maple Court is a fantastic opportunity not to be missed. Come and experience the modern lifestyle it has to offer.





Floor Plans

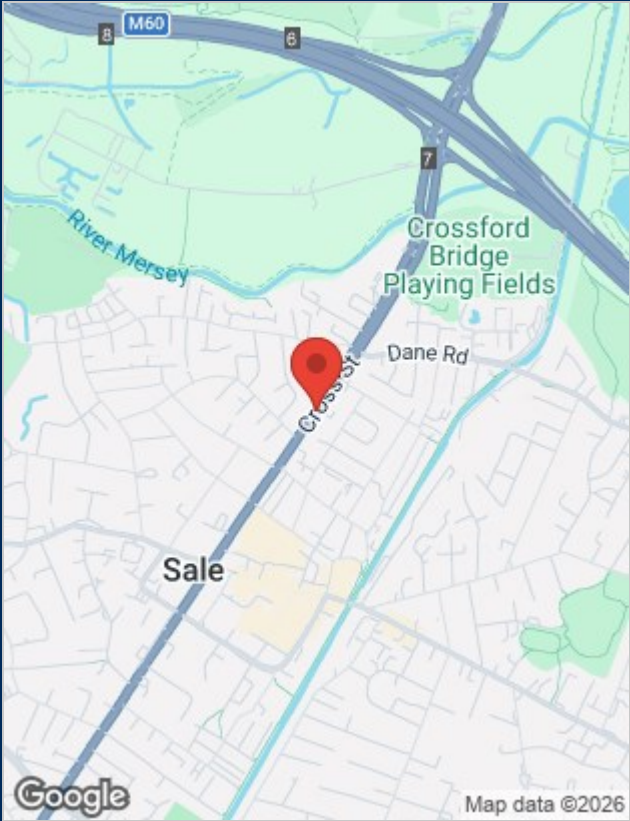


Viewing

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

