



# Flat 17 Bowland Court, 30 Wardle Road, Sale, M33 3DE

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

Nestled on the charming Wardle Road in Sale, this purpose-built flat offers a delightful living space perfect for individuals or small families. Spanning an impressive 616 square feet, the property features a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere.

The flat comprises two comfortable bedrooms, providing ample space for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents. Built in 1974, this property combines classic design with modern living, making it an ideal choice for those seeking a home with character.

Situated in a desirable area, residents will benefit from the local amenities and transport links that Sale has to offer. This flat presents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-maintained home. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Don't miss the chance to make this charming flat your own.

## £200,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Lounge

14'9" x 13'11"

The lounge is a spacious and inviting area featuring a large window that fills the room with natural light and offers views of the greenery outside. It has a neutral carpet and white walls, creating a bright and airy atmosphere.

#### Kitchen

12'7" x 8'2"

The kitchen is a practical and well-equipped space with white cabinetry and ample storage. It benefits from a wide window that provides plenty of daylight. The flooring has a patterned finish, adding some character to the otherwise clean and functional kitchen.

#### Master Bedroom

13'0" x 8'3"

The master bedroom is a bright and comfortable space, featuring a large window that lets in plenty of natural light and overlooks the outdoor greenery. The room is softly carpeted and has white walls, creating a calm and restful environment.

#### Bedroom

9'11" x 6'6"

The second bedroom is a smaller but cosy room, well-lit by a window with a view to the outside. The neutral carpet and plain white walls offer a blank canvas for personalisation. The room is currently set up as a study or workspace, with a desk and chair, but it can easily serve as a bedroom or guest room.

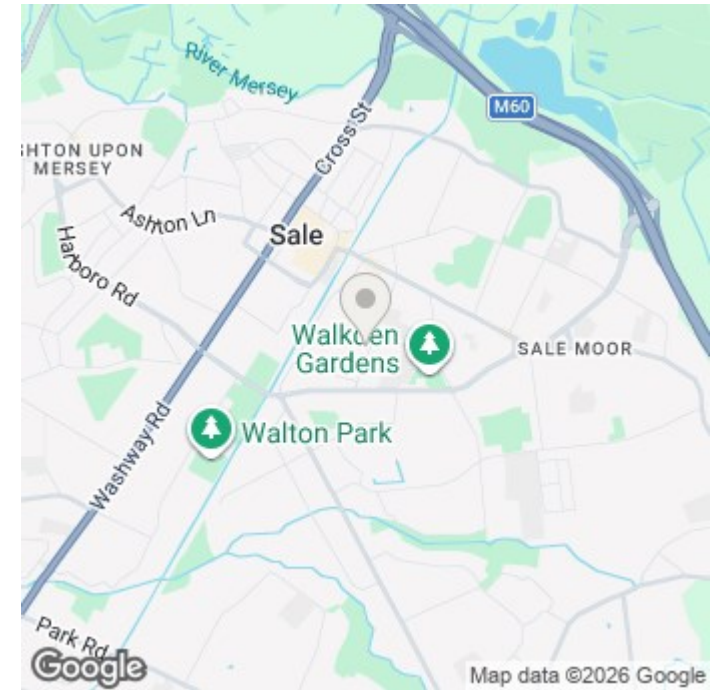
#### Bathroom

7'7" x 5'8"

The bathroom is compact yet functional, featuring a white suite with a bathtub and shower above. The walls are tiled in a light cream shade with decorative floral tiles, giving a classic look. There is a pedestal sink and a toilet, with the layout maximising the available space efficiently.

#### Hallway

The hallway is practical and straightforward, providing access to all rooms in the property. It features neutral carpeting and white walls, with built-in cupboards offering useful storage solutions. The front door is wooden, complemented by frosted glass panels that bring in natural light while maintaining privacy.

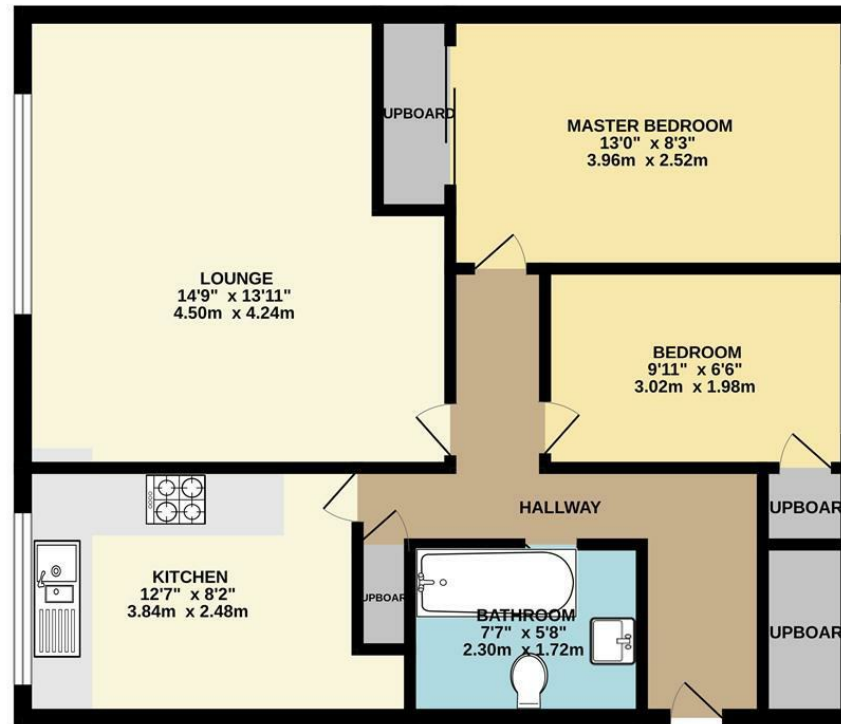


| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</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> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> emissions</i> |                            |           |
| <b>England &amp; Wales</b>  | EU Directive<br>2002/91/EC |           |



## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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